

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

186 Edward Street, Brunswick East Vic 3057
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,900,000

 &

\$2,000,000

Median sale price

Median price

\$1,468,000

 Property Type

House

 Suburb

Brunswick East

Period - From

01/04/2025

 to

31/03/2026

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	90 Park St FITZROY NORTH 3068	\$2,012,500	11/03/2026
2	70 Barkly St FITZROY NORTH 3068	\$1,900,000	28/02/2026
3	46 Newry St FITZROY NORTH 3068	\$1,955,000	28/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/04/2026 10:43



2 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 369 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,000,000
Median House Price
 Year ending March 2026: \$1,468,000

Comparable Properties



90 Park St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$2,012,500
Method: Private Sale
Date: 11/03/2026
Property Type: House (Res)



70 Barkly St FITZROY NORTH 3068 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 225 sqm approx



46 Newry St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$1,955,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

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