

# 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

2/251 Edward Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$913,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2025 to 31/12/2025 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	5/3 Miller St FITZROY NORTH 3068	\$831,000	31/10/2025
2	6 Lomandra Wkwy BRUNSWICK EAST 3057	\$815,000	23/10/2025
3	34 Gear St BRUNSWICK EAST 3057	\$820,000	17/09/2025

**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:




03/03/2026 15:49

Mitchell Boys  
9387 5888  
0412 800 200  
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**Indicative Selling Price**  
\$830,000 - \$913,000  
**Median Unit Price**

December quarter 2025: \$610,000



 **2**     **1.5**     **single Garage**

**Rooms:** 3  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 71 sqm approx  
**Agent Comments**

The subject property is better located. 6 Lomandra walkway has 2 bathrooms where as the subject property has a master bathroom and powder room and is only built over 2 levels.

## Comparable Properties



**5/3 Miller St FITZROY NORTH 3068 (REI/VG)**

[Agent Comments](#)

 **2**     **2**     **2**

**Price:** \$831,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** Townhouse (Single)



**6 Lomandra Wkwy BRUNSWICK EAST 3057 (REI/VG)**

[Agent Comments](#)

 **2**     **2**     **1**

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** Townhouse (Res)

**34 Gear St BRUNSWICK EAST 3057 (VG)**

[Agent Comments](#)

 **2**     **-**     **-**

**Price:** \$820,000  
**Method:** Sale  
**Date:** 17/09/2025  
**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 9387 5888