

# 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

7/22 French Avenue, 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)

Single price

\$900,000

### 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	2/12 Latrobe St BRUNSWICK 3056	\$870,000	13/12/2025
2	110/197 Edward St BRUNSWICK EAST 3057	\$875,000	11/12/2025
3			

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:

25/02/2026 12:06



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$900,000

**Median Unit Price**

December quarter 2025: \$610,000

## Comparable Properties



**2/12 Latrobe St BRUNSWICK 3056 (REI/VG)**

2 1 1

**Price:** \$870,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** Unit

Agent Comments

Location in Brunswick - Brunswick East much preferred location amongst buyers



**110/197 Edward St BRUNSWICK EAST 3057 (REI)**

2 1 1

**Price:** \$875,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** Apartment

Agent Comments

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.

Account - Jellis Craig | P: 03 9387 5888



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