

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

1515/176 EDWARD STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2306/178 EDWARD STREET BRUNSWICK EAST VIC 3057	\$388,000	05-Jan-26
4101/189 WESTON STREET BRUNSWICK EAST VIC 3057	\$420,000	09-Oct-25
405/26 LYGON STREET BRUNSWICK EAST VIC 3057	\$450,000	10-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 10 February 2026



**2306/178 EDWARD STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$388,000** Sold Date **05-Jan-26**

Distance **0km**



**4101/189 WESTON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$420,000** Sold Date **09-Oct-25**

Distance **0km**



**405/26 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$450,000** Sold Date **10-Dec-25**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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