

## 2/107 Victoria Street, Brunswick East Vic 3057



**2 Bed 2 Bath 1 Car**  
**Property Type:** Townhouse (Res)  
**Indicative Selling Price**  
 \$860,000  
**Median House Price**  
 16/02/2025- 15/02/2026: \$635,000

### Comparable Properties



#### 2/221 Brunswick Road, BRUNSWICK 3056 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$835,000  
**Method:** Sold Before Auction  
**Date:** 10/12/2025  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Inferior location. Smaller property.  
 Inferior property.



#### 6/672 Nicholson Street, FITZROY NORTH 3068 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Main road. Smaller property.  
 Comparable location. Comparable property.



#### 4/1 Donald Street, BRUNSWICK 3056 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Inferior location. Comparable size.  
 Comparable property.

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

2/107 Victoria 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)

Single price

\$860,000

### Median sale price

Median price

\$635,000

Townhouse

x

Suburb

Brunswick East

Period - From

16/02/2025

to

15/02/2026

Source

Property Data

### Comparable property sales

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
2/221 Brunswick Road, BRUNSWICK 3056	\$835,000	10/12/2025
6/672 Nicholson Street, FITZROY NORTH 3068	\$860,000	14/10/2025
4/1 Donald Street, BRUNSWICK 3056	\$850,000	08/10/2025

This Statement of Information was prepared on:

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