

# 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 4/78 John 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 \$950,000 & \$1,045,000

### 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	1/116 Nicholson St BRUNSWICK EAST 3057	\$1,025,000	31/01/2026
2	1/126a Blyth St BRUNSWICK EAST 3057	\$1,025,000	22/12/2025
3	5/69-73 Brunswick Rd BRUNSWICK EAST 3057	\$1,075,000	11/10/2025

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.~~

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3   2   1

**Property Type:** Townhouse (Single)

**Land Size:** subdivision sqm approx

**Agent Comments**

The third bedroom is currently used as a study there is also a study on the first floor.

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

December quarter 2025: \$610,000

## Comparable Properties



1/116 Nicholson St BRUNSWICK EAST 3057 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 373 sqm approx



1/126a Blyth St BRUNSWICK EAST 3057 (REI/VG)

[Agent Comments](#)

3   2   2

**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 22/12/2025

**Property Type:** Townhouse (Res)



5/69-73 Brunswick Rd BRUNSWICK EAST 3057 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$1,075,000

**Method:** Sold Before Auction

**Date:** 11/10/2025

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888