

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 Gear Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$825,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Brunswick East

Period - From 01/04/2025

to 30/06/2025

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	13 Lomandra Walkway BRUNSWICK EAST 3057	\$780,000	30/06/2025
2	5/213 Nicholson St BRUNSWICK EAST 3057	\$770,000	03/04/2025
3	1/130 Mitchell St BRUNSWICK EAST 3057	\$830,000	12/02/2025

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:

23/07/2025 14:42

7 Gear Street, Brunswick East Vic 3057



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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

June quarter 2025: \$580,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



13 Lomandra Walkway BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$780,000

Method: Private Sale

Date: 30/06/2025

Property Type: Townhouse (Single)



5/213 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 1

Price: \$770,000

Method: Private Sale

Date: 03/04/2025

Property Type: Townhouse (Single)



1/130 Mitchell St BRUNSWICK EAST 3057 (VG)

Agent Comments

2 - -

Price: \$830,000

Method: Sale

Date: 12/02/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9387 5888



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