

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

6316/172 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

210/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$600,000	25-Jun-25
329/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$580,000	17-Feb-25
402/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$565,000	06-May-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: 21 July 2025



210/8 LYGON STREET BRUNSWICK EAST VIC 3057

Sold Price ^{RS} **\$600,000** Sold Date **25-Jun-25**

2 2 1

Distance **0.37km**



329/8 LYGON STREET BRUNSWICK EAST VIC 3057

Sold Price **\$580,000** Sold Date **17-Feb-25**

2 2 1

Distance **0.37km**



402/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057

Sold Price **\$565,000** Sold Date **06-May-25**

2 2 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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