

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

116 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,385,000 Property Type House Suburb Brunswick

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	7 French Av BRUNSWICK EAST 3057	\$2,100,000	13/04/2025
2	383 Barkly St BRUNSWICK 3056	\$2,100,000	22/02/2025
3			

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:

30/07/2025 15:57



Property Type: House

Land Size: 513 sqm approx

Agent Comments

Comparable Properties



7 French Av BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 13/04/2025

Property Type: House



383 Barkly St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House

Land Size: 462 sqm approx

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.