

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

2/158 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Brunswick East

Period - From 01/01/2026

to

31/03/2026

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	36 De Carle St BRUNSWICK 3056	\$1,280,000	23/03/2026
2	160 Albert St BRUNSWICK 3056	\$1,275,000	02/02/2026
3	347 Albert St BRUNSWICK 3056	\$1,350,000	06/01/2026

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:

06/05/2026 10:09

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 3  1  2

Property Type: House

Agent Comments

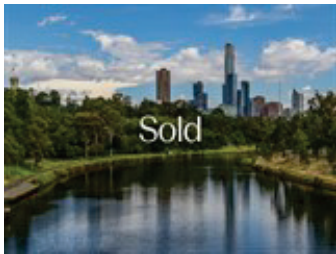
Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2026: \$1,590,000

Comparable Properties



36 De Carle St BRUNSWICK 3056 (REI)

 3  1  2

Price: \$1,280,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)

Agent Comments

Larger land allotment, Older house, same accommodation and parking



160 Albert St BRUNSWICK 3056 (REI/VG)

 3  1  1

Price: \$1,275,000

Method: Private Sale

Date: 02/02/2026

Property Type: House

Land Size: 233 sqm approx

Agent Comments

Period style home more traditional of the area. Same accommodation 1 car space



347 Albert St BRUNSWICK 3056 (REI/VG)

 3  2  -

Price: \$1,350,000

Method: Private Sale

Date: 06/01/2026

Property Type: House (Res)

Land Size: 326 sqm approx

Agent Comments

Renovated period home, extra bathroom, no parking