

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

9/76-78 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Brunswick

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	18/76-78 Edward St BRUNSWICK 3056	\$455,000	31/03/2026
2	10/125 Victoria St BRUNSWICK EAST 3057	\$406,200	06/02/2026
3	10/76-78 Edward St BRUNSWICK 3056	\$406,000	28/01/2026

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:

04/06/2026 17:08



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



18/76-78 Edward St BRUNSWICK 3056 (REI)



Price: \$455,000

Method: Private Sale

Date: 31/03/2026

Property Type: Apartment

Agent Comments

Very comparable, but this one has a large separate additional storage unit.



10/125 Victoria St BRUNSWICK EAST 3057 (REI/VG)



Price: \$406,200

Method: Private Sale

Date: 06/02/2026

Property Type: Apartment

Agent Comments

Located in Brunswick East, not as attractive as Edward Street. Similar aged block though.



10/76-78 Edward St BRUNSWICK 3056 (REI/VG)



Price: \$406,000

Method: Sold Before Auction

Date: 28/01/2026

Property Type: Apartment

Agent Comments

Very comparable in the same block, not as attractive as unit 9