

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
5101/185 Weston Street, Brunswick East, Vic 3057

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$535,000 Property type *Unit* Suburb Brunswick East

Period - From 01/01/2025 to 31/12/2025 Source  PropTrack

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
2306/178 Edward Street, Brunswick East, VIC 3057	\$388,000	05/01/2026
1001/176 Edward Street, Brunswick East, VIC 3057	\$372,000	03/10/2025
6106/172 Edward Street, Brunswick East, VIC 3057	\$370,000	11/08/2025

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: 22/01/2026