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	1/136 MITCHELL 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	$360,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$536,500	Property type	Unit	Suburb	Brunswick East
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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
317/360 LYGON STREET BRUNSWICK EAST VIC 3057	$350,000	01-Jul-26
101/218 LYGON STREET BRUNSWICK EAST VIC 3057	$350,000	04-Jun-26
103/10-14 HOPE STREET BRUNSWICK VIC 3056	$355,000	29-Jul-26

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: 01 September 2026

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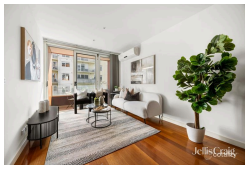


317/360 LYGON STREET BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **$350,000** Sold Date **01-Jul-26**

Distance **0.9km**



101/218 LYGON STREET BRUNSWICK EAST VIC 3057

1 1 -

Sold Price Sold Date **04-Jun-26**

Distance **1.32km**



103/10-14 HOPE STREET BRUNSWICK VIC 3056

1 1 -

Sold Price **$355,000** Sold Date **29-Jul-26**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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