

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

5/442 ALBION STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Aug 2024

to

31 Jul 2025

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

1/9 LARNOO AVENUE BRUNSWICK WEST VIC 3055	\$655,000	09-Aug-25
3/90 PEARSON STREET BRUNSWICK WEST VIC 3055	\$700,000	18-Jun-25
1/442 ALBION STREET BRUNSWICK WEST VIC 3055	\$705,000	26-July-25

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: 11 August 2025

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1/9 LARNOO AVENUE BRUNSWICK WEST VIC 3055

Sold Price

^{RS}

\$655,000

Sold Date **09-Aug-25**

 2  1  -

Distance **0.64km**



3/90 PEARSON STREET BRUNSWICK WEST VIC 3055

Sold Price

^{RS}

\$700,000

Sold Date **18-Jun-25**

 2  1  1

Distance **0.74km**



1/442 ALBION STREET BRUNSWICK WEST VIC 3055

Sold Price

^{RS} **\$705,000**

Sold Date **26 - Jul - 25**

 2  1  2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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