

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

3/117 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$578,000

Property Type Unit

Suburb Brunswick

Period - From 01/01/2025

to

31/03/2025

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	22 Annie Borat CI BRUNSWICK 3056	\$916,000	28/06/2025
2	48 Wilson St BRUNSWICK 3056	\$900,000	03/06/2025
3	1/117 Albion St BRUNSWICK 3056	\$955,000	10/05/2025

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:

03/07/2025 16:12



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

March quarter 2025: \$578,000

Comparable Properties



22 Annie Borat CI BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$916,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)



48 Wilson St BRUNSWICK 3056 (REI)

Agent Comments

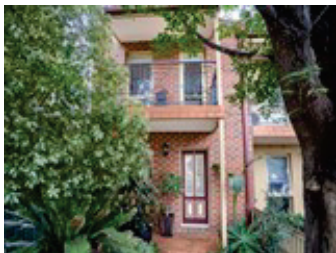
2 1 1

Price: \$900,000

Method: Sold Before Auction

Date: 03/06/2025

Property Type: Townhouse (Res)



1/117 Albion St BRUNSWICK 3056 (REI)

Agent Comments

Slightly more renovated

2 1 1

Price: \$955,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Townhouse (Single)