

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

190 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,335,000

Property Type House

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	49 Stewart St BRUNSWICK 3056	\$1,361,000	05/04/2025
2	5 Edmends St BRUNSWICK 3056	\$1,335,000	30/01/2025
3	23 Blyth St BRUNSWICK 3056	\$1,295,000	13/01/2025

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:

18/06/2025 15:41



3 1 1

Property Type:

Agent Comments

Comparable Properties



49 Stewart St BRUNSWICK 3056 (REI)

Agent Comments

3 1 1

Price: \$1,361,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 371 sqm approx



5 Edmends St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$1,335,000

Method: Sold Before Auction

Date: 30/01/2025

Property Type: House (Res)

Land Size: 241 sqm approx



23 Blyth St BRUNSWICK 3056 (REI)

Agent Comments

4 1 1

Price: \$1,295,000

Method: Private Sale

Date: 13/01/2025

Property Type: House

Land Size: 520 sqm approx