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	190 Albert Street, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,335,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Grace Purchase 03 9403 9300 0427 397 880 gracepurchase@jelliscraig.com.au

> **Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** March quarter 2025: \$1,335,000



3 إكسا **Property Type: Agent Comments**

Comparable Properties



49 Stewart St BRUNSWICK 3056 (REI)

Price: \$1,361,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 371 sqm approx

Agent Comments



5 Edmends St BRUNSWICK 3056 (REI/VG)

2



Agent Comments

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)

Price: \$1,295,000 Method: Private Sale Date: 13/01/2025

Agent Comments

Property Type: House Land Size: 520 sqm approx

Account - Jellis Craig | P: 03 9403 9300





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