Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/444 Albion Street, Brunswick West Vic 3055

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale p	rice							
Median price	\$455,500	Pro	operty Type	Unit			Suburb	Brunswick West
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	111/2 Olive York Way BRUNSWICK WEST 3055	\$430,000	20/05/2025
2	304/2-4 Murray St BRUNSWICK WEST 3055	\$440,000	28/03/2025
3	8/26 Cohuna St BRUNSWICK WEST 3055	\$480,000	22/03/2025

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:

23/06/2025 11:34



6/444 Albion Street, Brunswick West Vic 3055



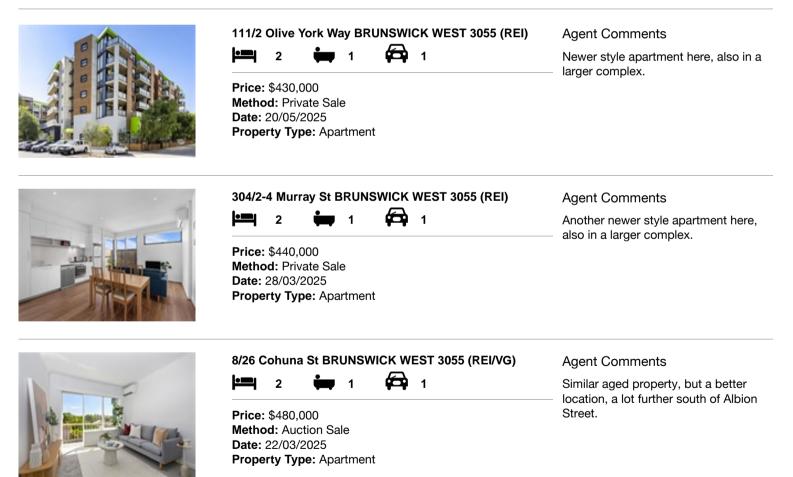




Property Type: Apartment Agent Comments Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

> Indicative Selling Price \$420,000 - \$460,000 Median Unit Price March quarter 2025: \$455,500

Comparable Properties



Account - Jellis Craig | P: 03 9387 5888



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