

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

6/444 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$455,500 Property Type Unit Suburb Brunswick West

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	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



Property Type: Apartment

Agent Comments

Comparable Properties



111/2 Olive York Way BRUNSWICK WEST 3055 (REI)



Agent Comments

Newer style apartment here, also in a larger complex.

Price: \$430,000

Method: Private Sale

Date: 20/05/2025

Property Type: Apartment



304/2-4 Murray St BRUNSWICK WEST 3055 (REI)



Agent Comments

Another newer style apartment here, also in a larger complex.

Price: \$440,000

Method: Private Sale

Date: 28/03/2025

Property Type: Apartment



8/26 Cohuna St BRUNSWICK WEST 3055 (REI/VG)



Agent Comments

Similar aged property, but a better location, a lot further south of Albion Street.

Price: \$480,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Apartment