

22/117 Albion Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car

Property Type: Townhouse (Res)

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

Year ending March 2025: \$600,000

Comparable Properties



3/2 Cooper Street, BRUNSWICK WEST 3055 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$662,500

Method: Private Sale

Date: 20/02/2025

Property Type: Townhouse (Single)

Agent Comments: Similar accommodation 7 condition, inferior location & internal size.



1/112A Blyth St BRUNSWICK 3056 (VG)

2 Bed 1 Bath - Car

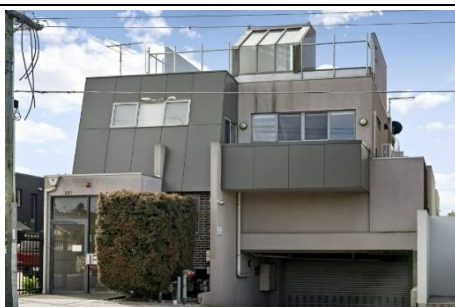
Price: \$710,000

Method: Sale

Date: 31/01/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Similar location, same accommodation 7 condition.



5/221 Brunswick Road, BRUNSWICK 3056 (REI)

3 Bed 2 Bath 1 Car

Price: \$710,000

Method: Private Sale

Date: 03/01/2025

Property Type: Townhouse (Single)

Agent Comments: Inferior position, similar accommodation has additional bathroom, smaller internal size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

22/117 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$600,000 Unit x Suburb Brunswick

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
3/2 Cooper Street, BRUNSWICK WEST 3055	\$662,500	20/02/2025
1/112A Blyth Street, BRUNSWICK 3056	\$710,000	31/01/2025
5/221 Brunswick Road, BRUNSWICK 3056	\$710,000	03/01/2025

This Statement of Information was prepared on:

10/06/2025 09:10