# 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

74 Albion Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,050,000		&		\$1,150,000				
Median sale price									
Median price	\$1,620,000	Pro	operty Type	Hou	se		Suburb	Brunswick East	
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.

Ado	dress of comparable property	Price	Date of sale
1	1 Garnet St BRUNSWICK 3056	\$1,175,000	10/04/2025
2	92 De Carle St BRUNSWICK 3056	\$1,140,000	28/03/2025
3	61 Barrow St COBURG 3058	\$1,130,000	15/03/2025

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:

26/06/2025 10:06



74 Albion Street, Brunswick East Vic 3057







Property Type: House Land Size: 435 sqm approx Agent Comments

Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

> **Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** March guarter 2025: \$1,620,000

# **Comparable Properties**



1 Garnet St BRUNSWICK 3056 (REI)





Price: \$1,175,000 Method: Sold Before Auction Date: 10/04/2025 Property Type: House

## Similar condition property, not in

Agent Comments

Agent Comments

Agent Comments

comparable property.

This property is also in Central

condition with a similar facade.

This property is not far away, but is located in Coburg, also off the main street in a quieter spot. Seems to be a

Brunswick (not East), but is located not far away, its seems to be in a similar

Brunswick East though and in a quieter street (not a main road)



Method: Sold Before Auction

# 61 Barrow St COBURG 3058 (REI/VG)





1

Price: \$1,130,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res)

Land Size: 314 sqm approx

#### Account - Jellis Craig | P: 03 9387 5888

propertydata



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92 De Carle St BRUNSWICK 3056 (REI/VG) 1 1

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