

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 between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Brunswick East

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	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



Property Type: House

Land Size: 435 sqm approx

Agent Comments

Comparable Properties



1 Garnet St BRUNSWICK 3056 (REI)



Price: \$1,175,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: House

Agent Comments

Similar condition property, not in Brunswick East though and in a quieter street (not a main road)



92 De Carle St BRUNSWICK 3056 (REI/VG)



Price: \$1,140,000

Method: Sold Before Auction

Date: 28/03/2025

Property Type: House

Land Size: 345 sqm approx

Agent Comments

This property is also in Central Brunswick (not East), but is located not far away, it seems to be in a similar condition with a similar facade.



61 Barrow St COBURG 3058 (REI/VG)



Price: \$1,130,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 314 sqm approx

Agent Comments

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