

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

159 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick

Period - From 01/01/2024 to 31/12/2024 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 | 404 Albert St BRUNSWICK WEST 3055 | \$830,000 | 22/02/2025 |
| 2 | 13 Sedgman St BRUNSWICK EAST 3057 | \$830,000 | 11/02/2025 |
| 3 | 26 Cook St BRUNSWICK WEST 3055 | \$826,000 | 08/02/2025 |

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:

11/03/2025 17:49



 2
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  1

Property Type: House

Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median House Price

Year ending December 2024: \$1,300,000

Comparable Properties



404 Albert St BRUNSWICK WEST 3055 (REI)

Agent Comments

 2
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  -

Price: \$830,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)



13 Sedgman St BRUNSWICK EAST 3057 (REI)

Agent Comments

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  1
  -

Price: \$830,000

Method: Private Sale

Date: 11/02/2025

Property Type: House



26 Cook St BRUNSWICK WEST 3055 (REI)

Agent Comments

 2
  1
  1

Price: \$826,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Account - Love & Co



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