

# 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 497 Albion Street, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000 & \$1,490,000

### Median sale price

Median price \$1,191,000 Property Type House Suburb Brunswick West

Period - From 01/10/2024 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	49a Parkstone Av PASCOE VALE SOUTH 3044	\$1,575,000	08/02/2025
2	2b Everett St BRUNSWICK WEST 3055	\$1,570,000	07/11/2024
3	1/5 Howson St BRUNSWICK WEST 3055	\$1,525,000	19/09/2024

**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: 28/02/2025 10:46

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4   3   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,390,000 - \$1,490,000

**Median House Price**

December quarter 2024: \$1,191,000

## Comparable Properties



**49a Parkstone Av PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** House (Res)



**2b Everett St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 07/11/2024

**Property Type:** House



**1/5 Howson St BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**

4   3   1

**Price:** \$1,525,000

**Method:** Sold Before Auction

**Date:** 19/09/2024

**Property Type:** Townhouse (Res)

**Land Size:** 134 sqm approx

**Account - Whitefox Real Estate | P: 96459699**



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