

## 6/481 Albion Street, Brunswick West Vic 3055



**2 Bed 2 Bath 1 Car**  
**Property Type:** House (Res)  
**Indicative Selling Price**  
 \$610,000 - \$640,000  
**Median House Price**  
 13/01/2024 - 12/01/2025: \$480,000

## Comparable Properties



### 1/11 Howson Street, Brunswick West 3055 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$632,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** Unit  
**Agent Comments:** Villa unit large courtyard 1 bathroom  
 Comparable property



### 71/108-124 Union Street, Brunswick 3056 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** Apartment  
**Agent Comments:** Large courtyard 1 bathroom Comparable  
 property



### 1/49 De Carle Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 28/10/2024  
**Property Type:** Apartment  
**Agent Comments:** Villa unit large courtyard 1 bathroom  
 Comparable property

## 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

6/481 Albion Street, Brunswick West Vic 3055
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#### Indicative selling price

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

Range between 

\$610,000
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 & 

\$640,000
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#### Median sale price

Median price 

\$480,000
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 Unit 

x
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 Suburb 

Brunswick West
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Period - From 

13/01/2024
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 to 

12/01/2025
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 Source 

REIV
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#### 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
1/11 Howson Street, BRUNSWICK WEST 3055	\$632,000	12/12/2024
71/108-124 Union Street, BRUNSWICK 3056	\$610,000	29/10/2024
1/49 De Carle Street, BRUNSWICK 3056	\$625,000	28/10/2024

This Statement of Information was prepared on:

13/01/2025 10:37
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