

6/481 Albion Street, Brunswick West Vic 3055



2 Bed 2 Bath 1 Car

Property Type: House (Res)

Indicative Selling Price

\$600,000 - \$620,000

Median House Price

21/02/2024 - 20/02/2025: \$672,500

Comparable Properties



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

2 Bed 1 Bath 1 Car

Price: \$632,000

Method: Private Sale

Date: 12/12/2024

Property Type: Unit

Agent Comments: Superior location Smaller property Sort after Villa Superior property



3/466-468 Albion Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$610,000

Method: Private Sale

Date: 05/09/2024

Property Type: Unit

Agent Comments: Inferior location Similar size property Comparable property



2/1a Balfe Crescent, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$617,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Unit

Agent Comments: Inferior location Similar size property 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

Indicative selling price

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

Range between \$600,000 & \$620,000

Median sale price

Median price \$672,500 Townhouse x Suburb Brunswick West

Period - From 21/02/2024 to 20/02/2025 Source REIV

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
3/466-468 Albion Street, BRUNSWICK WEST 3055	\$610,000	05/09/2024
2/1a Balfe Crescent, BRUNSWICK WEST 3055	\$617,000	24/08/2024

This Statement of Information was prepared on:

21/02/2025 15:08