

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

1/563 ALBION STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

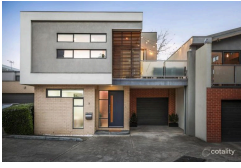
Date of sale

3/399-401 ALBION STREET BRUNSWICK WEST VIC 3055	\$956,000	17-Oct-25
1807/40 HALL STREET MOONEE PONDS VIC 3039	\$1,230,000	29-Aug-25
106/95 BUCKLEY STREET MOONEE PONDS VIC 3039	\$1,050,000	10-Dec-25

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 6 months.

This Statement of Information was prepared on: 06 February 2026



**3/399-401 ALBION STREET
 BRUNSWICK WEST VIC 3055**

3 2 1

Sold Price **\$956,000** Sold Date **17-Oct-25**

Distance **1.3km**



**1807/40 HALL STREET MOONEE
 PONDS VIC 3039**

3 2 2

Sold Price **\$1,230,000** Sold Date **29-Aug-25**

Distance **1.52km**



**106/95 BUCKLEY STREET MOONEE
 PONDS VIC 3039**

3 2 2

Sold Price ^{RS} **\$1,050,000** Sold Date **10-Dec-25**

Distance **1.54km**

RS = Recent sale **UN** = Undisclosed Sale

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