

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

2/563 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Sep 2024

to

31 Aug 2025

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

3/416 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055	\$830,000	14-Aug-25
2/218 UNION STREET BRUNSWICK WEST VIC 3055	\$760,000	18-Mar-25
3/6 BENT STREET BRUNSWICK WEST VIC 3055	\$820,000	26-Apr-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: 01 September 2025



3/416 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055

2 2 1

Sold Price ^{RS} **\$830,000** Sold Date **14-Aug-25**

Distance **2.17km**



2/218 UNION STREET BRUNSWICK WEST VIC 3055

2 2 1

Sold Price **\$760,000** Sold Date **18-Mar-25**

Distance **1.99km**



3/6 BENT STREET BRUNSWICK WEST VIC 3055

2 2 1

Sold Price **\$820,000** Sold Date **26-Apr-25**

Distance **0.77km**

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

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