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	5/442 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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Brunswick West
Period-from	01 Oct 2024	to	30 Sep 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
1/9 LARNOO AVENUE BRUNSWICK WEST VIC 3055	$655,000	09-Aug-25
4/77 ROSE STREET BRUNSWICK VIC 3056	$685,000	30-Sep-25
2/85 TINNING STREET BRUNSWICK VIC 3056	$634,000	20-Sep-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: 13 October 2025

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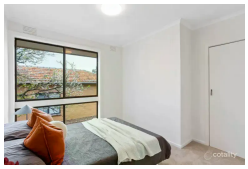
1/9 LARNOO AVENUE BRUNSWICK WEST VIC 3055

2 1 1

Sold Price RS $655,000 Sold Date 09-Aug-25

Distance 0.64km



4/77 ROSE STREET BRUNSWICK VIC 3056

2 1 -

Sold Price RS $685,000 Sold Date 30-Sep-25

Distance 0.84km

2/85 TINNING STREET BRUNSWICK VIC 3056

2 1 1

Sold Price RS $634,000 Sold Date 20-Sep-25

Distance 1.26km

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

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