

# 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 145a Albion Street, Brunswick Vic 3056

### Indicative selling price

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

Range between \$950,000 & \$1,020,000

### Median sale price

Median price \$1,425,000 Property Type House Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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 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	157 Albion St BRUNSWICK 3056	\$990,000	18/04/2026
2	1 Bourke St BRUNSWICK 3056	\$940,000	16/03/2026
3	209 Albion St BRUNSWICK 3056	\$995,000	19/12/2025

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 six months.~~

This Statement of Information was prepared on: 22/04/2026 10:42



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Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

March quarter 2026: \$1,425,000

## Comparable Properties



157 Albion St BRUNSWICK 3056 (REI)

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Price: \$990,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Agent Comments

Sold in the same street, larger land size.



1 Bourke St BRUNSWICK 3056 (REI)

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Price: \$940,000

Method: Private Sale

Date: 16/03/2026

Property Type: House (Res)

Agent Comments

Larger home, not as renovated inside, no parking within 2km



209 Albion St BRUNSWICK 3056 (REI)

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Price: \$995,000

Method: Private Sale

Date: 19/12/2025

Property Type: House

Agent Comments

Sold in the same street within 2km, large block - no scope for parking