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	211 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,335,000 Property Type House Suburb Brunswick

Period - From 01/01/2025 to 31/03/2025 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	48 Frederick St BRUNSWICK 3056	$1,210,000	24/05/2025
2	33 Union St BRUNSWICK 3056	$1,180,000	15/03/2025
3	7 Nash St BRUNSWICK 3056	$1,250,000	28/02/2025

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: 17/06/2025 14:35

211 Albert Street, Brunswick Vic 3056

Julie Susnjara
9387 5888
0408 006 662
juliesusnjara@jelliscraig.com.au



2 1 0

Rooms: 5
Property Type: House (Res)
Land Size: 234 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
March quarter 2025: $1,335,000

Comparable Properties



48 Frederick St BRUNSWICK 3056 (REI)

2 1 -

Price: $1,210,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments



33 Union St BRUNSWICK 3056 (REI)

2 1 -

Price: $1,180,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



7 Nash St BRUNSWICK 3056 (REI)

2 1 -

Price: $1,250,000
Method: Private Sale
Date: 28/02/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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