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	1/120 ALBION STREET BRUNSWICK VIC 3056

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	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Aug 2024	to	31 Jul 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
3/93 DONALD STREET BRUNSWICK VIC 3056	$615,000	10-Nov-24
1/42 HOLMES STREET BRUNSWICK EAST VIC 3057	$615,000	26-Jul-25
4/93 DONALD STREET BRUNSWICK VIC 3056	$630,000	10-Sep-24

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: 26 August 2025

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3/93 DONALD STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$615,000** Sold Date **10-Nov-24**

Distance **0.44km**



1/42 HOLMES STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS **$615,000** Sold Date **26-Jul-25**

Distance **0.47km**



4/93 DONALD STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$630,000** Sold Date **10-Sep-24**

Distance **0.44km**

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

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