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	507 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,300,000 Property Type House Suburb Brunswick West

Period - From 01/10/2024 to 30/09/2025 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	9 Melville Rd PASCOE VALE SOUTH 3044	$1,100,000	23/08/2025
2	544 Albion St BRUNSWICK WEST 3055	$1,185,000	05/07/2025
3	17 Wallace St BRUNSWICK WEST 3055	$1,081,000	02/07/2025

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: 02/12/2025 11:09

507 Albion Street, Brunswick West Vic 3055

JellisCraig

John Morello
8378 0500
0412 088 757
johnmorello@jelliscraig.com.au



3 1 1

Property Type: House

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending September 2025: $1,300,000

Agent Comments

Original period home in liveable condition, 3 bedrooms plus main bathroom,, corner allotment approx. 387sqm with original garage.

Comparable Properties



9 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)

3 2 3

Price: $1,100,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

Good comparable as in close proximity, similar accommodation, Melville is inferior in location however superior in condition. Both on busier roads.



544 Albion St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,185,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments

Great comparable as in close proximity, on the same street however this is a larger allotment and an original brick home.



17 Wallace St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,081,000
Method: Sold Before Auction
Date: 02/07/2025
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

Great comparable as in close proximity and recent sale, similar accommodation , Albion is superior as a corner block.

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.