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	1/455 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $370,000 & $400,000

Median sale price

Median price $588,000 Property Type Unit Suburb Brunswick West

Period - From 01/10/2025 to 31/12/2025 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	4/153 Pearson St BRUNSWICK WEST 3055	$388,000	15/12/2025
2	2/55 Heller St BRUNSWICK WEST 3055	$392,500	16/09/2025
3	12a Grantham St BRUNSWICK WEST 3055	$400,000	10/09/2025

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: 18/02/2026 10:45

1/455 Albion Street, Brunswick West Vic 3055

JellisCraig

Chris Vitsent
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1 1 0

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
December quarter 2025: $588,000

Comparable Properties

4/153 Pearson St BRUNSWICK WEST 3055 (VG)

1 - -

Price: $388,000
Method: Sale
Date: 15/12/2025
Property Type: Strata Unit/Flat

Agent Comments

Also 1/1/0



2/55 Heller St BRUNSWICK WEST 3055 (REI/VG)

1 1 1

Price: $392,500
Method: Private Sale
Date: 16/09/2025
Property Type: Apartment

Agent Comments



12a Grantham St BRUNSWICK WEST 3055 (VG)

1 - -

Price: $400,000
Method: Sale
Date: 10/09/2025
Property Type: Retail (Com)
Land Size: 1680 sqm approx

Agent Comments

Similar style block

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

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