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	296 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Single price $1,600,000

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	11 Larnoo Av BRUNSWICK WEST 3055	$1,650,000	27/02/2026
2	113 Whitby St BRUNSWICK WEST 3055	$1,695,000	07/02/2026
3			

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: 30/06/2026 10:48

296 Albion Street, Brunswick Vic 3056

JellisCraig

Erhan Kalistu
(03) 9989 9575
0406 062 280
ErhanKalistu@jelliscraig.com.au



3 2 4

Property Type: House
Land Size: 438 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
March quarter 2026: $1,425,000

Comparable Properties



11 Larnoo Av BRUNSWICK WEST 3055 (REI/VG)

4 2 2

Price: $1,650,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 587 sqm approx

Agent Comments

Larger block, extra bedroom, situated in Brunswick West.



113 Whitby St BRUNSWICK WEST 3055 (REI/VG)

3 2 1

Price: $1,695,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 346 sqm approx

Agent Comments

Renovated home, smaller block, situated in Brunswick West

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.

REIV THE DIFFERENCE

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