Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	2/208 Albion Street, Brunswick VIC 3056

Indicative selling price

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

Single price	X	or range between	$600,000	&	$640,000

Median sale price

Median price	$625,250	Property type	Apartment	Suburb	Brunswick
Period - from	01/04/25	to	31/03/26	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	Sale Date	Bed	Bath	Car
1. 302/32 Breese Street	$521,000	12/02/26	2	1	1
2. 302/8 Hope Street	$640,000	20/02/26	2	2	1
3. 113/12-32 Lux Way	$585,000	27/02/26	2	1	1

This Statement of Information was prepared on: 13/05/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
4. 2/210 Albion Street, Brunswick	$640,000	12/07/25	2	1	1
5. 22/10 Breese Street, Brunswick	$633,000	26/05/25	2	1	1
6. 8/27 Hope Street, Brunswick	$610,000	07/10/25	2	1	1

Material Fact to disclose	Current Rent	Rental Potential
Yes – Anstey Station is proposed to be replaced by a new elevated station near Hope Street as part of the level crossing removal project anticipated for completion in 2030	N/A	$600 - $650pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,839.31	$783.40	$2,414.30	$5,037.01

Size	Year Built	# In Complex/Block	Facilities
78m2 + 20m2 (Balcony)	2009	7	None

Owners Corporation	Chattels
Turnbull Cook P: 03 8697 0600	All fixed floor coverings, electric light fittings & window furnishings

Sale Method	Terms
Deadline Sale 16/06/26 at 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.