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	451 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,250,000 & $1,325,000

Median sale price

Median price $1,327,500 Property Type House Suburb Brunswick

Period - From 01/10/2024 to 31/12/2024 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	10 Shamrock St BRUNSWICK WEST 3055	$1,325,000	13/12/2024
2	20 Ewing St BRUNSWICK 3056	$1,325,000	31/10/2024
3	91 Union St BRUNSWICK 3056	$1,396,000	18/09/2024

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: 18/02/2025 10:23

451 Albert Street, Brunswick Vic 3056

Elizabeth Kelly
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3 2 1

Property Type: House - Terrace
Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,325,000
Median House Price
December quarter 2024: $1,327,500

Comparable Properties



10 Shamrock St BRUNSWICK WEST 3055 (REI/VG)

3 2 1

Price: $1,325,000
Method: Sold Before Auction
Date: 13/12/2024
Property Type: House (Res)
Land Size: 169 sqm approx

Agent Comments



20 Ewing St BRUNSWICK 3056 (REI/VG)

3 2 -

Price: $1,325,000
Method: Sold Before Auction
Date: 31/10/2024
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments



91 Union St BRUNSWICK 3056 (REI/VG)

3 2 -

Price: $1,396,000
Method: Private Sale
Date: 18/09/2024
Property Type: House (Res)
Land Size: 187 sqm approx

Agent Comments

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