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	2/129 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $625,000 Property Type Unit 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	1/130 Mitchell St BRUNSWICK EAST 3057	$830,000	12/02/2025
2	18 Railway Pl BRUNSWICK 3056	$830,000	23/01/2025
3	6/130 Mitchell St BRUNSWICK EAST 3057	$850,000	02/01/2025

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: 18/03/2025 16:09

2/129 Albert Street, Brunswick Vic 3056

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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
December quarter 2024: $625,000

Comparable Properties



1/130 Mitchell St BRUNSWICK EAST 3057 (VG)

2 - -

Price: $830,000
Method: Sale
Date: 12/02/2025
Property Type: Townhouse (Single)

Agent Comments

Smaller Townhouse in Brunswick East within 2km



18 Railway Pl BRUNSWICK 3056 (REI)

2 2 1

Price: $830,000
Method: Auction Sale
Date: 23/01/2025
Property Type: Townhouse (Single)

Agent Comments

Smaller townhouse but has an extra bathroom



6/130 Mitchell St BRUNSWICK EAST 3057 (VG)

2 - -

Price: $850,000
Method: Sale
Date: 02/01/2025
Property Type: Townhouse (Single)

Agent Comments

Smaller townhouse with a garage in Brunswick East within 2km

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