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	11/117 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between $850,000 & $925,000

Median sale price

Median price $690,000 Property Type Townhouse Suburb Brunswick

Period - From 30/04/2024 to 29/04/2025 Source Property Data

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	4/10 Davies St BRUNSWICK 3056	$871,000	17/04/2025
2	2/129 Albert St BRUNSWICK 3056	$912,000	11/04/2025
3	2/53 Evans St BRUNSWICK 3056	$949,000	08/04/2025

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: 30/04/2025 12:06

11/117 Albion Street, Brunswick Vic 3056

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2 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median Townhouse Price
30/04/2024 - 29/04/2025: $690,000

Comparable Properties



4/10 Davies St BRUNSWICK 3056 (REI)

2 2 1

Price: $871,000
Method: Sold Before Auction
Date: 17/04/2025
Property Type: Townhouse (Single)

Agent Comments

similar dwelling in similar location offering 2 bed without 3rd bedroom option, extra bathroom and only one car space. small outdoor area.



2/129 Albert St BRUNSWICK 3056 (REI)

2 1 1

Price: $912,000
Method: Private Sale
Date: 11/04/2025
Property Type: Townhouse (Single)

Agent Comments

similar dwelling in similar location offering 2 bed without study/3rd bedroom, 1 bathroom and only one car space. small outdoor area.



2/53 Evans St BRUNSWICK 3056 (REI)

2 1 2

Price: $949,000
Method: Private Sale
Date: 08/04/2025
Property Type: Townhouse (Single)

Agent Comments

similar dwelling in similar location offering 2 bed (without study/3rd bedroom, 1 bathroom and 2 car spaces. similar location with small outdoor area.

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