18/3 Allard Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
$269,000
Median House Price
Year ending March 2025: $505,000

Comparable Properties



18/558 Moreland Road, Brunswick West 3055 (VG)

1 Bed 1 Bath 1 Car
Price: $268,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment
Agent Comments: Similar older style brick building with comparable accommodation.



11/6 Garnet Street, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $267,000
Method: Private Sale
Date: 29/04/2025
Property Type: Apartment
Agent Comments: Comparable accommodation with shared courtyard and updates throughout.



6/12 Mccoll Court, Brunswick West 3055 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $255,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment
Agent Comments: Comparable accommodation in older style brick building.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 18/3 Allard Street, Brunswick West Vic 3055

Indicative selling price

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

Single price: $269,000

Median sale price

Median price: $505,000 Unit: x Suburb: Brunswick West

Period - From: 01/04/2024 to: 31/03/2024 Source: REIV

Comparable property sales

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
18/558 Moreland Road, BRUNSWICK WEST 3055	$268,000	27/05/2025
11/6 Garnet Street, BRUNSWICK 3056	$267,000	29/04/2025
6/12 Mccoll Court, BRUNSWICK WEST 3055	$255,000	12/03/2025

This Statement of Information was prepared on: 10/06/2025 15:16

This guide must not be taken as legal advice.