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	511 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,365,000 Property Type House Suburb Brunswick West

Period - From 01/07/2025 to 30/09/2025 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 Burnell St BRUNSWICK WEST 3055	$1,100,000	11/10/2025
2	11 Albion St ESSENDON 3040	$1,010,000	04/10/2025
3	17 Wallace St BRUNSWICK WEST 3055	$1,081,000	02/07/2025

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: 26/11/2025 16:10

511 Albion Street, Brunswick West Vic 3055

JellisCraig

Chris Vitsent
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4 1 4

Property Type: House
Land Size: 441 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2025: $1,365,000

Comparable Properties



10 Burnell St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,100,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 316 sqm approx

Agent Comments



11 Albion St ESSENDON 3040 (REI)

3 2 2

Price: $1,010,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)

Agent Comments



17 Wallace St BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $1,081,000
Method: Sold Before Auction
Date: 02/07/2025
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

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