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	22/230 Albert Street, Brunswick Vic 3056

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 $1,320,000 Property Type House Suburb Brunswick

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	3/117 Albion St BRUNSWICK 3056	$988,000	10/08/2025
2	12/230 Albert St BRUNSWICK 3056	$1,100,000	25/06/2025
3	11/117 Albion St BRUNSWICK 3056	$998,000	15/05/2025

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: 14/11/2025 14:38

22/230 Albert Street, Brunswick Vic 3056

JellisCraig

Chris Vitsent
9387 5888
0400 087 069
chrisvitsent@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 115.82 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2025: $1,320,000

Comparable Properties



3/117 Albion St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $988,000
Method: Private Sale
Date: 10/08/2025
Property Type: House

Agent Comments



12/230 Albert St BRUNSWICK 3056 (REI/VG)

2 1 2

Price: $1,100,000
Method: Private Sale
Date: 25/06/2025
Property Type: Townhouse (Single)
Land Size: 117 sqm approx

Agent Comments



11/117 Albion St BRUNSWICK 3056 (REI/VG)

2 1 2

Price: $998,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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