

## 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

1/378 ALBERT STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

2/193 UNION STREET BRUNSWICK WEST VIC 3055	\$425,000	06-Oct-25
3/305 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$380,000	17-Jan-26

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 6 months.

This Statement of Information was prepared on: 19 March 2026

**2/193 UNION STREET BRUNSWICK  
WEST VIC 3055**

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Sold Price

**\$425,000**

Sold Date

**06-Oct-25**

Distance

**0.64km****3/305 BRUNSWICK ROAD  
BRUNSWICK VIC 3056**

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Sold Price

**\$380,000**

Sold Date

**17-Jan-26**

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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