

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

111 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$810,000 & \$870,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2025 to 31/12/2025 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	16 Bennie St BRUNSWICK 3056	\$845,000	13/12/2025
2	2/12-13 Latrobe St BRUNSWICK 3056	\$870,000	23/12/2025
3	524 Bell St PASCOE VALE SOUTH 3044	\$817,000	12/10/2025

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:

23/03/2026 17:59



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  1

Property Type: House

Agent Comments

Indicative Selling Price

\$810,000 - \$870,000

Median Unit Price

Year ending December 2025: \$610,000

Comparable Properties

16 Bennie St BRUNSWICK 3056 (REI)

Agent Comments

 2
  1
  1

Price: \$845,000

Method:

Date: 13/12/2025

Property Type: House

2/12-13 Latrobe St BRUNSWICK 3056 (REI)

Agent Comments

 2
  1
  1

Price: \$870,000

Method:

Date: 23/12/2025

Property Type: House



524 Bell St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$817,000

Method: Sold Before Auction

Date: 12/10/2025

Property Type: House (Res)

Land Size: 464 sqm approx

Account - VICPROP | P: 03 8888 1011



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