

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 8/126 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2025 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	3/51 De Carle St BRUNSWICK 3056	\$638,000	28/01/2026
2	8/126 Mitchell St BRUNSWICK EAST 3057	\$610,000	05/11/2025
3	4/41 Davies St BRUNSWICK 3056	\$635,000	30/09/2025

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: 19/02/2026 12:21

8/126 Albion Street, Brunswick Vic 3056

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 2  1  1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
December quarter 2025: \$620,000

Comparable Properties



3/51 De Carle St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$638,000
Method: Private Sale
Date: 28/01/2026
Property Type: Apartment



8/126 Mitchell St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2  1  1

Price: \$610,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: Apartment



4/41 Davies St BRUNSWICK 3056 (REI/VG)

Agent Comments

 2  1  1

Price: \$635,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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