

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

296 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,425,000 Property Type House Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 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	11 Larnoo Av BRUNSWICK WEST 3055	\$1,650,000	27/02/2026
2	17 Jones St BRUNSWICK 3056	\$1,750,000	12/02/2026
3	12 Downs St BRUNSWICK 3056	\$1,665,000	10/11/2025

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:

24/04/2026 10:54

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2026: \$1,425,000



3 2 4

Property Type: House

Agent Comments

Comparable Properties



11 Larnoo Av BRUNSWICK WEST 3055 (REI)

4 2 2

Price: \$1,650,000

Method: Private Sale

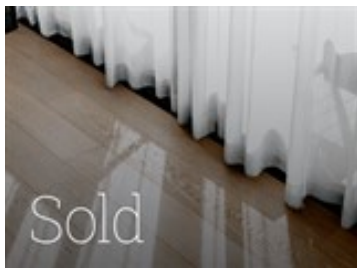
Date: 27/02/2026

Property Type: House

Land Size: 587 sqm approx

Agent Comments

Larger block, extra bedroom, situated in Brunswick West.



17 Jones St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 12/02/2026

Property Type: House (Res)

Land Size: 321 sqm approx

Agent Comments

Sold off market, smaller land, 1 less bathroom



12 Downs St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: \$1,665,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: House (Res)

Land Size: 470 sqm approx

Agent Comments

Larger block, 1 less bathroom.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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