

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 3/460 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$885,000 & \$970,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Brunswick West

Period - From 29/04/2025 to 28/04/2026 Source Property Data

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	4/568 Moreland Rd BRUNSWICK WEST 3055	\$890,000	20/04/2026
2	2/23 Everett St BRUNSWICK WEST 3055	\$960,000	21/11/2025
3	3/23 Irvine Cr BRUNSWICK WEST 3055	\$950,000	31/10/2025

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: 29/04/2026 17:49



3 bedrooms, 2 bathrooms, 2 cars

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$885,000 - \$970,000
Median Townhouse Price
29/04/2025 - 28/04/2026: \$700,000

Comparable Properties



4/568 Moreland Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

3 bedrooms, 3 bathrooms, 2 cars

Price: \$890,000
Method:
Date: 20/04/2026
Property Type: House



2/23 Everett St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$960,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: Townhouse (Res)



3/23 Irvine Cr BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 bedrooms, 2 bathrooms, 2 cars

Price: \$950,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: Townhouse (Res)