

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 6/32 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$638,250 Property Type Townhouse Suburb Brunswick East

Period - From 04/02/2025 to 03/02/2026 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	12a Albion St BRUNSWICK EAST 3057	\$1,190,000	25/10/2025
2	10 Elsie Mews BRUNSWICK EAST 3057	\$1,140,000	09/09/2025
3			

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.

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

04/02/2025 - 03/02/2026: \$638,250



3 2 1

Property Type:

[Agent Comments](#)

Comparable Properties



12a Albion St BRUNSWICK EAST 3057 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,190,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 150 sqm approx



10 Elsie Mews BRUNSWICK EAST 3057 (VG)

[Agent Comments](#)

3 - -

Price: \$1,140,000

Method: Sale

Date: 09/09/2025

Property Type: House (Res)

Land Size: 122 sqm approx

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.

Account - Jellis Craig | P: 03 9387 5888



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