

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

11/170 ALBION STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

117/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$660,000	14-Jun-25
214/800 SYDNEY ROAD BRUNSWICK VIC 3056	\$655,000	09-Aug-25
6/48 DAVIES STREET BRUNSWICK VIC 3056	\$675,000	06-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 18 November 2025



**117/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$660,000** Sold Date **14-Jun-25**

Distance **0.34km**



**214/800 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  2  1

Sold Price **\$655,000** Sold Date **09-Aug-25**

Distance **0.39km**



**6/48 DAVIES STREET BRUNSWICK
VIC 3056**

 2  1  1

Sold Price **\$675,000** Sold Date **06-Sep-25**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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