

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

1/563 ALBION STREET BRUNSWICK WEST VIC 3055

Indicative selling price

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

Single Price

\$879,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2025

to

30 Apr 2026

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

1/57 BUCKLEY STREET MOONEE PONDS VIC 3039	\$890,000	06-Dec-25
3/338 PASCOE VALE ROAD ESSENDON VIC 3040	\$840,000	02-Feb-26
505/7 OVENS STREET BRUNSWICK VIC 3056	\$1,250,000	11-Feb-26

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: 13 May 2026



1/57 BUCKLEY STREET MOONEE PONDS VIC 3039

3 2 1

Sold Price **\$890,000** Sold Date **06-Dec-25**

Distance **1.06km**



3/338 PASCOE VALE ROAD ESSENDON VIC 3040

3 3 1

Sold Price **\$840,000** Sold Date **02-Feb-26**

Distance **1.52km**



505/7 OVENS STREET BRUNSWICK VIC 3056

3 2 -

Sold Price **\$1,250,000** Sold Date **11-Feb-26**

Distance **2.46km**

RS = Recent sale UN = Undisclosed Sale

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