

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

1/378 ALBERT 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

\$382,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick

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

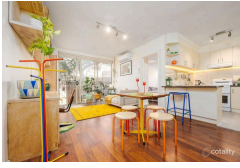
Date of sale

3/378 ALBERT STREET BRUNSWICK VIC 3056	\$410,000	17-Sep-25
8/95 DAWSON STREET BRUNSWICK VIC 3056	\$345,000	17-Dec-25
3/1 GUMBRI PLACE BRUNSWICK VIC 3056	\$377,000	27-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: 02 May 2026


**3/378 ALBERT STREET
BRUNSWICK VIC 3056**
 1  1  1

 Sold Price **\$410,000** Sold Date **17-Sep-25**

 Distance **0km**

**8/95 DAWSON STREET
BRUNSWICK VIC 3056**
 1  1  1

 Sold Price **\$345,000** Sold Date **17-Dec-25**

 Distance **0.36km**

**3/1 GUMBRI PLACE BRUNSWICK
VIC 3056**
 1  1  1

 Sold Price **\$377,000** Sold Date **27-Feb-26**

 Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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