

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

102a Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Brunswick

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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	108a Albion St BRUNSWICK 3056	\$1,508,000	17/06/2026
2	104 Albion St BRUNSWICK 3056	\$1,490,000	30/05/2026
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.

This Statement of Information was prepared on:

30/07/2026 10:14



Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2026: \$1,155,000

Comparable Properties



108a Albion St BRUNSWICK 3056 (REI)



Price: \$1,508,000
Method: Private Sale
Date: 17/06/2026
Property Type: Townhouse (Res)

Agent Comments
One less bathroom and additional car space



104 Albion St BRUNSWICK 3056 (REI)



Price: \$1,490,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments
Additional car space

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.