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	109/480 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	$445,000	~~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 Jun 2025	to	31 May 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
3/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	$500,000	01-Apr-26
301/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	$505,000	12-Feb-26
13/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	$437,000	14-Jan-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 June 2026

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3/1 DUGGAN STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price RS **$500,000** UN

Sold Date **01-Apr-26**

Distance **0km**

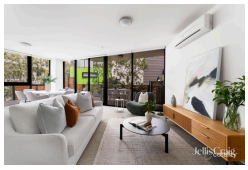
301/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **$505,000**

Sold Date **12-Feb-26**

Distance **0.09km**



13/1 DUGGAN STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **$437,000**

Sold Date **14-Jan-26**

Distance **0km**

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

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