

180 Albert Street, Brunswick Vic 3056



3 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2026: \$1,425,000

Comparable Properties



57 Ryan Street, Brunswick East 3057 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,020,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Agent Comments: Similar location, similar condition, similar size



35a Moore Street, Coburg 3058 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,040,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 223 sqm approx

Agent Comments: Similar size, superior condition, inferior location



164 The Avenue, Coburg 3058 (REI/VG)

3 Bed 1 Bath - Car

Price: \$970,000

Method: Private Sale

Date: 02/02/2026

Property Type: House

Land Size: 400 sqm approx

Agent Comments: Inferior location, similar size, similar condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

180 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,425,000 House x Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales

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
57 Ryan Street, BRUNSWICK EAST 3057	\$1,020,000	11/04/2026
35a Moore Street, COBURG 3058	\$1,040,000	28/02/2026
164 The Avenue, COBURG 3058	\$970,000	02/02/2026

This Statement of Information was prepared on:

04/05/2026 11:53