

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

2/3 Allard Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Brunswick West

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	2/12 Walker St BRUNSWICK WEST 3055	\$325,000	21/08/2026
2	10/26 Cohuna St BRUNSWICK WEST 3055	\$314,000	07/07/2026
3	17/3 Allard St BRUNSWICK WEST 3055	\$290,000	13/06/2026

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:

21/09/2026 13:45

Cameron Pritchard

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Indicative Selling Price

\$325,000

Median Unit Price

June quarter 2026: \$500,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/12 Walker St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: \$325,000

Method: Private Sale

Date: 21/08/2026

Property Type: Apartment

Agent Comments

Similar aged building and apartment size. Very comparable location too, its just around the corner.



10/26 Cohuna St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: \$314,000

Method: Private Sale

Date: 07/07/2026

Property Type: Apartment

Agent Comments

Located further south in Brunswick West, similar location and similar aged property, we sold this, it was a larger apartment but needed some work here.



17/3 Allard St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: \$290,000

Method: Private Sale

Date: 13/06/2026

Property Type: Apartment

Agent Comments

Very Comparable, this sold recently in the same block, not as nice as unit 2 though. Identical in size.

Account - Jellis Craig | P: 03 9387 5888