

## 26 Yarrabin Street, Brunswick West Vic 3055



**2 Bed 1 Bath 2 Car**  
**Property Type:** House (Res)  
**Land Size:** 334 sqm approx  
**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median House Price**  
 Year ending March 2024:  
 \$1,320,000

## Comparable Properties



### 432 Albert Street, Brunswick West 3055 (REI/VG)

**2 Bed 1 Bath - Car**  
**Price:** \$803,000  
**Method:** Private Sale  
**Date:** 31/01/2024  
**Property Type:** House (Res)  
**Land Size:** 193 sqm approx  
**Agent Comments:** Unrenovated home in superior location, inferior condition.



### 459 Moreland Road, Pascoe Vale South 3044 (REI/VG)

**2 Bed 1 Bath - Car**  
**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** House  
**Land Size:** 322 sqm approx  
**Agent Comments:** Brick home located on a main road, inferior condition.



### 1/15 Moascar Street, Pascoe Vale South 3044 (VG)

**2 Bed 1 Bath - Car**  
**Price:** \$750,000  
**Method:** Sale  
**Date:** 20/12/2023  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Renovated home on a subdivided block. Superior 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

26 Yarrabin Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

#### Median sale price

Median price \$1,320,000 House x Suburb Brunswick West

Period - From 01/04/2023 to 31/03/2024 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
432 Albert Street, BRUNSWICK WEST 3055	\$803,000	31/01/2024
459 Moreland Road, PASCOE VALE SOUTH 3044	\$790,000	22/12/2023
1/15 Moascar Street, PASCOE VALE SOUTH 3044	\$750,000	20/12/2023

This Statement of Information was prepared on:

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