

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

18a Railway Place, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$717,500

Property Type Townhouse

Suburb Brunswick

Period - From 21/07/2025

to

20/07/2026

Source Property Data

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.

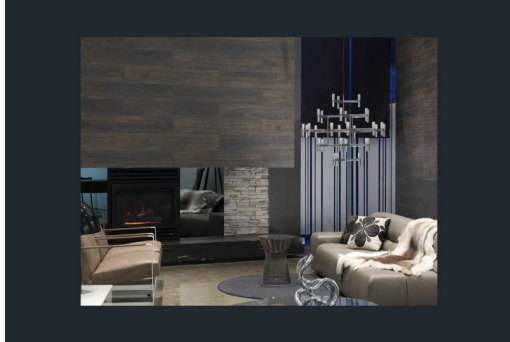
	Address of comparable property	Price	Date of sale
1	108a Albion St BRUNSWICK 3056	\$1,508,000	17/06/2026
2	104 Albion St BRUNSWICK 3056	\$1,490,000	30/05/2026
3	8/74 Tinning St BRUNSWICK 3056	\$1,460,000	11/03/2026

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:

21/07/2026 11:39



Rooms: 1

Property Type: House (Res)

Land Size: 166 sqm approx

Agent Comments

Comparable Properties



108a Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,508,000

Method: Private Sale

Date: 17/06/2026

Property Type: Townhouse (Res)



104 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,490,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



8/74 Tinning St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: Townhouse (Res)