

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

3/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

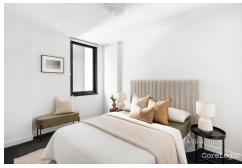
228/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$475,000	15-Apr-25
203/1 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$480,000	05-Jun-25
606/200 LYGON STREET BRUNSWICK EAST VIC 3057	\$490,000	22-Mar-25

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: 27 June 2025

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**228/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$475,000** Sold Date **15-Apr-25**

Distance **0.89km**



**203/1 BRUNSWICK ROAD
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price ^{RS} **\$480,000** Sold Date **05-Jun-25**

Distance **0.95km**



**606/200 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$490,000** Sold Date **22-Mar-25**

Distance **0.25km**

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

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