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: 23 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,468,000 Property Type House Suburb Brunswick East

Period - From 01/04/2025 to 31/03/2026 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	18 Ethel St BRUNSWICK EAST 3057	$1,460,000	16/04/2026
2	163 Victoria St BRUNSWICK 3056	$1,534,000	28/02/2026
3			

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: 02/06/2026 15:13

23 Albert Street, Brunswick East Vic 3057

Nelson Alexander



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending March 2026: $1,468,000

Comparable Properties



18 Ethel St BRUNSWICK EAST 3057 (REI/VG)

3 2 -

Price: $1,460,000
Method: Sold Before Auction
Date: 16/04/2026
Property Type: House (Res)
Land Size: 154 sqm approx

Agent Comments



163 Victoria St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,534,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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