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	422/92-96 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Single price	$689,000

Median sale price

Median price	$565,000	Property Type	Unit	Suburb	Brunswick East
Period - From	01/07/2025	to	30/09/2025	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	604/10-14 Hope St BRUNSWICK 3056	$700,000	15/09/2025
2	102/54-84 Percy St BRUNSWICK 3056	$695,000	26/08/2025
3	113/15 Brunswick Rd BRUNSWICK EAST 3057	$685,000	14/07/2025

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: 08/10/2025 12:20

422/92-96 Albert Street, Brunswick East Vic 3057

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Indicative Selling Price
$689,000
Median Unit Price
September quarter 2025: $565,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



604/10-14 Hope St BRUNSWICK 3056 (REI)

2 2 1

Price: $700,000
Method: Private Sale
Date: 15/09/2025
Property Type: Apartment

Agent Comments



102/54-84 Percy St BRUNSWICK 3056 (REI)

2 2 1

Price: $695,000
Method: Sold Before Auction
Date: 26/08/2025
Property Type: Apartment

Agent Comments

Similar sized apartment within 2km



113/15 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $685,000
Method: Private Sale
Date: 14/07/2025
Property Type: Unit

Agent Comments

Similar sized apartment within 2km

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