

## 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

511/288 ALBERT STREET BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

\$402,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 110/201 ALBERT STREET BRUNSWICK VIC 3056   | \$416,000 | 12-May-25 |
| 202/10-14 HOPE STREET BRUNSWICK VIC 3056   | \$395,000 | 30-Apr-25 |
| 312/33-35 BREESE STREET BRUNSWICK VIC 3056 | \$397,000 | 07-Oct-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: 09 October 2025


**110/201 ALBERT STREET  
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price **\$416,000** Sold Date **12-May-25**

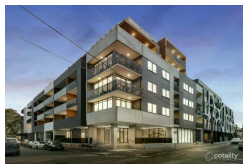
Distance **0.39km**


**202/10-14 HOPE STREET  
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price **\$395,000** Sold Date **30-Apr-25**

Distance **0.58km**


**312/33-35 BREESE STREET  
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price <sup>RS</sup> **\$397,000** Sold Date **07-Oct-25**

Distance **0.76km**

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

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