

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

423/92-96 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jul 2025

to

30 Jun 2026

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

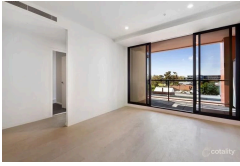
Date of sale

309/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$590,000	17-Mar-26
321/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$595,000	17-Feb-26
610/260 LYGON STREET BRUNSWICK EAST VIC 3057	\$590,000	23-May-26

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: 01 July 2026



**309/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$590,000** Sold Date **17-Mar-26**

Distance **0km**



**321/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$595,000** Sold Date **17-Feb-26**

Distance **0km**



**610/260 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price ^{RS} **\$590,000** Sold Date **23-May-26**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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