

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

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,590,000

Property Type

House

Suburb

Brunswick East

Period - From

01/01/2026

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	61 Albion St BRUNSWICK 3056	\$1,500,000	30/01/2026
3	80a Glenlyon Rd BRUNSWICK 3056	\$1,500,000	17/12/2025

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:

20/05/2026 10:41



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Rooms: 5
Property Type: House
Land Size: 200 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2026: \$1,590,000

Comparable Properties



18 Ethel St BRUNSWICK EAST 3057 (REI)

[Agent Comments](#)

3 2 -

Price: \$1,460,000
Method: Sold Before Auction
Date: 16/04/2026
Property Type: House (Res)



61 Albion St BRUNSWICK 3056 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 30/01/2026
Property Type: House (Res)
Land Size: 297 sqm approx



80a Glenlyon Rd BRUNSWICK 3056 (REI/VG)

[Agent Comments](#)

3 3 1

Price: \$1,500,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 193 sqm approx