

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

85 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Brunswick East

Period - From 01/04/2026

to

30/06/2026

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	23 Richardson St CARLTON NORTH 3054	\$1,500,000	15/08/2026
2	12 Pleasance St FITZROY NORTH 3068	\$1,570,000	08/08/2026
3	25 Collier Cr BRUNSWICK 3056	\$1,565,000	01/08/2026

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:

24/08/2026 16:47

David Sanguinedo

03 8415 6100

0449 903 346

davidsanguinedo@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2026: \$1,450,000



3 2 1

Property Type: House (Res)

Land Size: 155 approx sqm
approx

[Agent Comments](#)

Comparable Properties



23 Richardson St CARLTON NORTH 3054 (REI)

[Agent Comments](#)

3 1 -

Price: \$1,500,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 135 sqm approx



12 Pleasance St FITZROY NORTH 3068 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,570,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)



25 Collier Cr BRUNSWICK 3056 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,565,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)