

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

205/201 ALBERT STREET BRUNSWICK VIC 3056

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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2025

to

31 Jul 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

404/201 ALBERT STREET BRUNSWICK VIC 3056	\$435,000	23-Jun-26
106/300 VICTORIA STREET BRUNSWICK VIC 3056	\$450,000	11-Jun-26
505/288 ALBERT STREET BRUNSWICK VIC 3056	\$430,000	16-Feb-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: 04 August 2026



404/201 ALBERT STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **\$435,000** Sold Date **23-Jun-26**

Distance **0km**



106/300 VICTORIA STREET BRUNSWICK VIC 3056

2 2 1

Sold Price **\$450,000** Sold Date **11-Jun-26**

Distance **0.23km**



505/288 ALBERT STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **\$430,000** Sold Date **16-Feb-26**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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