

# 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

143 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)

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,335,250 Property Type House Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	9 Bruce St BRUNSWICK 3056	\$2,210,000	05/03/2026
2	5 Louisa St BRUNSWICK 3056	\$2,425,000	29/11/2025
3	5 Hamer St BRUNSWICK EAST 3057	\$2,310,000	16/10/2025

**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:

06/03/2026 12:24

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**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

December quarter 2025: \$1,335,250


 4   
  2   
  2
**Property Type:** House (Res)**Land Size:** 390 sqm approx

Agent Comments

## Comparable Properties

**9 Bruce St BRUNSWICK 3056 (REI)**

Agent Comments

 4   
  2   
  1
**Price:** \$2,210,000**Method:** Sold Before Auction**Date:** 05/03/2026**Property Type:** House**5 Louisa St BRUNSWICK 3056 (REI/VG)**

Agent Comments

 4   
  2   
  2
**Price:** \$2,425,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 367 sqm approx**5 Hamer St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

 4   
  2   
  2
**Price:** \$2,310,000**Method:** Private Sale**Date:** 16/10/2025**Property Type:** House**Land Size:** 427 sqm approx

close proximity to the boarder of neighbouring suburb, similar dwelling and land offering.

Account - Jellis Craig | P: 03 9387 5888



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