

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

309/92-96 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2025

to

28 Feb 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

222/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$580,000	14-Nov-25
227/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$601,000	01-Aug-25
321/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$595,000	20-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: 13 March 2026



REVENTON

James Edmundson
P 0411456770
M 0411456770
E james@reventon.com.au



**222/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$580,000** Sold Date **14-Nov-25**

Distance **0km**



**227/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$601,000** Sold Date **01-Aug-25**

Distance **0km**



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

2 2 1

Sold Price ^{RS} **\$595,000** Sold Date **20-Feb-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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