

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

7/20 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

\$890,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jul 2025

to

30 Jun 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

4/78 JOHN STREET BRUNSWICK EAST VIC 3057	\$970,000	16-Apr-26
2/202-204 GLENLYON ROAD BRUNSWICK EAST VIC 3057	\$930,000	13-Mar-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: 15 July 2026



**4/78 JOHN STREET BRUNSWICK
EAST VIC 3057**

 3  2  1

Sold Price

^{RS} **\$970,000**

Sold Date

16-Apr-26

Distance

0.21km



**2/202-204 GLENLYON ROAD
BRUNSWICK EAST VIC 3057**

 3  2  2

Sold Price

\$930,000

Sold Date

13-Mar-26

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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