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

15 Grantham Street, Brunswick West Vic 3055

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|------|--------|----------------|--|
| Range betwee | \$1,100,000 | | & | | \$1,200,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,332,500 | Pro | operty Type | Hou | se | | Suburb | Brunswick West | |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 462 Brunswick Rd BRUNSWICK WEST 3055 | \$1,225,000 | 23/06/2025 |
| 2 | 1 Garnet St BRUNSWICK 3056 | \$1,175,000 | 10/04/2025 |
| 3 | 63 Daly St BRUNSWICK WEST 3055 | \$1,206,000 | 15/02/2025 |

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:

25/07/2025 10:00









Property Type: House Agent Comments

Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** June guarter 2025: \$1,332,500

Comparable Properties





462 Brunswick Rd BRUNSWICK WEST 3055 (REI)

2



Price: \$1,225,000 Method: Sold Before Auction Date: 23/06/2025 Property Type: House (Res) Land Size: 515 sqm approx

1 Garnet St BRUNSWICK 3056 (REI/VG)

3 1



Price: \$1,175,000 Method: Sold Before Auction Date: 10/04/2025 Property Type: House Land Size: 336 sqm approx

63 Daly St BRUNSWICK WEST 3055 (REI/VG)





Price: \$1,206,000 Method: Auction Sale Date: 15/02/2025 Property Type: House (Res) Land Size: 359 sqm approx

Account - Jellis Craig | P: 03 9387 5888



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Agent Comments

Agent Comments

Agent Comments

Grantham St.

This property is just around the corner, also on a main road, but is brick and seems more modern than 15

This property is of a similar nature, but

This property is off the main road and is a rendered brick home, a bit more modern than 15 Grantham St too.

is further North and located in Brunswick, not Brunswick West.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.