

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 between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,332,500

Property Type

House

Suburb

Brunswick West

Period - From

01/04/2025

to

30/06/2025

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	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

Comparable Properties



462 Brunswick Rd BRUNSWICK WEST 3055 (REI)



Price: \$1,225,000

Method: Sold Before Auction

Date: 23/06/2025

Property Type: House (Res)

Land Size: 515 sqm approx

Agent Comments

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



1 Garnet St BRUNSWICK 3056 (REI/VG)



Price: \$1,175,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: House

Land Size: 336 sqm approx

Agent Comments

This property is of a similar nature, but is further North and located in Brunswick, not Brunswick West.



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

Agent Comments

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