

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

3/18 Grantham Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$547,000

Property Type

Unit

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	2/18 Grantham St BRUNSWICK WEST 3055	\$721,000	16/07/2025
2	2g Murray St BRUNSWICK WEST 3055	\$750,000	03/05/2025
3	2/218 Union St BRUNSWICK WEST 3055	\$760,000	18/03/2025

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:

06/08/2025 15:23



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

June quarter 2025: \$547,000

Comparable Properties



2/18 Grantham St BRUNSWICK WEST 3055 (REI)

2 2 -

Price: \$721,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Townhouse (Res)

Agent Comments

This is very comparable, its right next door, but this one does not have parking where as unit 3 has a full lock up garage on title.



2g Murray St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Townhouse (Res)

Agent Comments

This property is similar but seems a bit older and is a lot further north in Brunswick West.



2/218 Union St BRUNSWICK WEST 3055 (VG)

2 - -

Price: \$760,000

Method: Sale

Date: 18/03/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

This property is just around the corner, seems about the same age as Grantham St, the road isn't as busy here at Union St.

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