

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,281,250

Property Type House

Suburb Brunswick West

Period - From 01/01/2025

to 31/03/2025

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	3 Ormond St BRUNSWICK 3056	\$1,210,000	04/05/2025
2	1 Garnet St BRUNSWICK 3056	\$1,175,000	10/04/2025
3			

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:

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

March quarter 2025: \$1,281,250



3 1 1

**Property Type:** House  
**Land Size:** 420 sqm approx  
**Agent Comments**

## Comparable Properties



**3 Ormond St BRUNSWICK 3056 (REI/VG)**

3 1 1

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 04/05/2025  
**Property Type:** House  
**Land Size:** 374 sqm approx

**Agent Comments**

This facade is not as nice as Grantham St, but its off the main road in a quieter street, on a slightly smaller block. Presents similar internally. Also, this is Brunswick, not Brunswick West.



**1 Garnet St BRUNSWICK 3056 (REI)**

3 1 1

**Price:** \$1,175,000  
**Method:** Sold Before Auction  
**Date:** 10/04/2025  
**Property Type:** House

**Agent Comments**

Similar style property but in a quiet street, slightly smaller block here too. Also, this is Brunswick, not Brunswick West.

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.



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