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	43 Fraser Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,385,000 Property Type House Suburb Brunswick

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	1/227 Albion St BRUNSWICK 3056	$1,210,000	27/08/2025
2	66 Rose St BRUNSWICK 3056	$1,200,000	10/05/2025
3	43 Stewart St BRUNSWICK 3056	$1,180,000	21/03/2025

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: 10/09/2025 09:00

43 Fraser Street, Brunswick Vic 3056

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



3 1 1

Property Type: House (Res)
Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
June quarter 2025: $1,385,000

Comparable Properties



1/227 Albion St BRUNSWICK 3056 (REI)

3 1 2

Price: $1,210,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House
Land Size: 240 sqm approx

Agent Comments

This property seems of a similar age internally, its nestled on a wider larger block than 43 Fraser St. Similar locations but Albion St is a busier street than Fraser St.



66 Rose St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,200,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments

This is located in a neighbouring street, very close. It is on a wider larger block but presents similar internally.



43 Stewart St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,180,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 232 sqm approx

Agent Comments

A comparable single fronted Terrace, located on the other side of Sydney Road, also on a busier street. This one has a basic updated kitchen and bathroom but still in need of some work.

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