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	13 Nash Street, Brunswick Vic 3056

Indicative selling price

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

Range between $950,000 & $1,025,000

Median sale price

Median price $1,335,250 Property Type House Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	209 Albion St BRUNSWICK 3056	$995,000	19/12/2025
2	10 Trafford St BRUNSWICK 3056	$1,020,000	06/12/2025
3	15 Evans St BRUNSWICK 3056	$1,000,000	11/10/2025

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: 28/01/2026 11:18

13 Nash Street, Brunswick Vic 3056

JellisCraig

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au

Indicative Selling Price
$950,000 - $1,025,000
Median House Price
December quarter 2025: $1,335,250



2 1

Property Type: House
Land Size: 128 sqm approx

Agent Comments

Comparable Properties



209 Albion St BRUNSWICK 3056 (REI)

2 1 -

Price: $995,000
Method: Private Sale
Date: 19/12/2025
Property Type: House

Agent Comments



10 Trafford St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,020,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 146 sqm approx

Agent Comments



15 Evans St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,000,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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