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	34 Trafford Street, Brunswick Vic 3056

Indicative selling price

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

Single price	$1,020,000

Median sale price

Median price	$1,425,000	Property Type	House	Suburb	Brunswick
Period - From	01/01/2026	to	31/03/2026	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	145a Albion St BRUNSWICK 3056	$1,010,000	13/05/2026
2	157 Albion St BRUNSWICK 3056	$990,000	18/04/2026
3	10 Trafford St BRUNSWICK 3056	$1,020,000	06/12/2025

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: 26/05/2026 12:36

34 Trafford Street, Brunswick Vic 3056

JellisCraig

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au

Indicative Selling Price
$1,020,000
Median House Price
March quarter 2026: $1,425,000



2 1 0

Property Type: House
Agent Comments

Comparable Properties



145a Albion St BRUNSWICK 3056 (REI)

2 1 1

Price: $1,010,000
Method: Private Sale
Date: 13/05/2026
Property Type: House

Agent Comments



157 Albion St BRUNSWICK 3056 (REI)

2 1 -

Price: $990,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

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

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