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: 56 Frederick Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,282,000 Property Type House Suburb Brunswick

Period - From 23/07/2025 to 22/07/2026 Source Property Data

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	32 Minnie St BRUNSWICK 3056	$1,110,000	16/05/2026
2	34 Jones St BRUNSWICK 3056	$1,080,000	12/05/2026
3	34 Downs St BRUNSWICK 3056	$1,115,000	21/02/2026

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: 23/07/2026 09:24

56 Frederick Street, Brunswick Vic 3056

JellisCraig

Matthew Layburn
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
23/07/2025 - 22/07/2026: $1,282,000



2 1 1

Property Type: House
Agent Comments

Comparable Properties



32 Minnie St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,110,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments

Similar style home, weatherboard rather than brick. No parking



34 Jones St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,080,000
Method: Sold Before Auction
Date: 12/05/2026
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments

Weatherboard rather than brick, not as renovated.



34 Downs St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,115,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 246 sqm approx

Agent Comments

Reproduction (new build) same accommodation. Slightly bigger block, further north towards Coburg

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