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	23 Fraser Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,475,000 & $1,550,000

Median sale price

Median price $1,327,500 Property Type House Suburb Brunswick

Period - From 01/10/2024 to 31/12/2024 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	22 Ford St BRUNSWICK 3056	$1,578,500	19/10/2024
2	3 Stanley St BRUNSWICK 3056	$1,635,000	07/09/2024
3	119 Blyth St BRUNSWICK 3056	$1,650,000	17/12/2024

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: 05/03/2025 13:16

23 Fraser Street, Brunswick Vic 3056

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



3 2 2

Property Type: House
Land Size: 458 sqm approx

Agent Comments

Indicative Selling Price
$1,475,000 - $1,550,000
Median House Price
December quarter 2024: $1,327,500

Comparable Properties



22 Ford St BRUNSWICK 3056 (REI/VG)

3 2 2

Price: $1,578,500
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 332 sqm approx

Agent Comments



3 Stanley St BRUNSWICK 3056 (REI/VG)

3 2 2

Price: $1,635,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments



119 Blyth St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,650,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 410 sqm approx

Agent Comments

Offers 1 bathroom, but same number of bedrooms and car spaces. Similar condition to 23 Fraser Street.

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