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	19 Shamrock Street, Brunswick West Vic 3055

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 $1,365,000 Property Type House Suburb Brunswick West

Period - From 01/07/2025 to 30/09/2025 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	29 Audley St COBURG 3058	$1,025,000	01/11/2025
2	7 Carnarvon St BRUNSWICK 3056	$1,055,000	25/10/2025
3	44 Rose St BRUNSWICK 3056	$1,050,000	13/09/2025

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: 12/11/2025 14:04

19 Shamrock Street, Brunswick West Vic 3055

JellisCraig

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



2 1

Property Type: House (Res)
Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,025,000
Median House Price
September quarter 2025: $1,365,000

Comparable Properties



29 Audley St COBURG 3058 (REI)

2 1 -

Price: $1,025,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)

Agent Comments



7 Carnarvon St BRUNSWICK 3056 (REI)

2 1 -

Price: $1,055,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 206 sqm approx

Agent Comments



44 Rose St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,050,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 177 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata.com.au

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