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	57 Garnet Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,250,000 & $1,325,000

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	5 Hanover St BRUNSWICK 3056	$1,310,000	09/12/2025
2	40 Rose St BRUNSWICK 3056	$1,363,000	11/10/2025
3	9 Mountfield St BRUNSWICK 3056	$1,360,000	02/08/2025

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: 27/01/2026 16:26

57 Garnet Street, Brunswick Vic 3056

JellisCraig

Chris Vitsent
9387 5888
0400 087 069
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3 1 1

Rooms: 5
Property Type: House
Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,325,000
Median House Price
December quarter 2025: $1,335,250

Comparable Properties



5 Hanover St BRUNSWICK 3056 (REI)

3 1 -

Price: $1,310,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 388 sqm approx

Agent Comments



40 Rose St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,363,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 421 sqm approx

Agent Comments



9 Mountfield St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,360,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

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