

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

14 Everett Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,352,500

Property Type House

Suburb Brunswick West

Period - From 07/07/2025

to

06/07/2026

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	11 Shamrock St BRUNSWICK WEST 3055	\$1,505,000	04/07/2026
2	32 Cadman St BRUNSWICK WEST 3055	\$1,522,500	20/06/2026
3	28 Shamrock St BRUNSWICK WEST 3055	\$1,585,000	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:

07/07/2026 16:18



4 2 1

Property Type: House (Res)

Land Size: 421 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

07/07/2025 - 06/07/2026: \$1,352,500

Comparable Properties



11 Shamrock St BRUNSWICK WEST 3055 (REI)

3 2 1

Price: \$1,505,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)

Agent Comments

3 bed double front not in the Californian bungalow style



32 Cadman St BRUNSWICK WEST 3055 (REI)

4 2 2

Price: \$1,522,500

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Agent Comments

Comparable in style but with the added extra bedroom



28 Shamrock St BRUNSWICK WEST 3055 (REI/VG)

3 2 -

Price: \$1,585,000

Method: Sold Before Auction

Date: 21/02/2026

Property Type: House (Res)

Land Size: 331 sqm approx

Agent Comments

Comparable Californian bungalow