

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

3/7 Trafford Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$775,000

&

\$825,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Brunswick

Period - From 01/04/2026

to 30/06/2026

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	4/22 De Carle St BRUNSWICK 3056	\$777,500	18/07/2026
2	2/195 Brunswick Rd BRUNSWICK 3056	\$800,000	09/07/2026
3			

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:

11/08/2026 10:04

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Indicative Selling Price

\$775,000 - \$825,000

Median Unit Price

June quarter 2026: \$575,000



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 134 sqm approx

Agent Comments

Comparable Properties



4/22 De Carle St BRUNSWICK 3056 (REI)

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Price: \$777,500

Method: Sold Before Auction

Date: 18/07/2026

Property Type: Villa

Agent Comments

Fairly comparable property, location is not as good as Trafford Street, seems of a similar aged renovation. This only has 1 car park where Trafford has 2.



2/195 Brunswick Rd BRUNSWICK 3056 (REI)

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Price: \$800,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment

Agent Comments

Similar sized property and similar aged renovation, also has a similar sized courtyard, this is located on a main road and only has one car park.

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. There have been recent 2 bedroom villa units selling for in and around \$800,000 for example 5/232 Dawson St Brunswick West sold for \$821,000 which was located on a busy main road.