

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

37 Laura Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Brunswick

Period - From

04/09/2025

to

03/09/2026

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	56 Frederick St BRUNSWICK 3056	\$1,150,000	06/08/2026
2	129 Dawson St BRUNSWICK WEST 3055	\$1,150,000	05/08/2026
3	9 Shamrock St BRUNSWICK WEST 3055	\$1,150,000	09/05/2026

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:

04/09/2026 10:34

37 Laura Street, Brunswick Vic 3056

Lisa Roberts

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

04/09/2025 - 03/09/2026: \$1,260,000



 2  1  0

Rooms: 5

Property Type: House

Land Size: 191 sqm approx

Agent Comments

Comparable Properties



56 Frederick St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$1,150,000

Method: Sold Before Auction

Date: 06/08/2026

Property Type: House (Res)



129 Dawson St BRUNSWICK WEST 3055 (REI)

Agent Comments

 2  1  2

Price: \$1,150,000

Method: Private Sale

Date: 05/08/2026

Property Type: House



9 Shamrock St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,150,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 310 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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