

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

41 Garnet Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,675,000

&

\$1,750,000

Median sale price

Median price \$1,155,000

Property Type House

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	28 Graham St PASCOE VALE SOUTH 3044	\$1,742,000	09/05/2026
2	59 Stewart St BRUNSWICK 3056	\$1,755,000	23/03/2026
3	97 Moore St COBURG 3058	\$1,730,000	20/02/2026

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:

04/08/2026 11:16

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Indicative Selling Price

\$1,675,000 - \$1,750,000

Median House Price

June quarter 2026: \$1,155,000



4 2 2

Property Type: House

Land Size: 381 sqm approx

Agent Comments

Comparable Properties



28 Graham St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 2 1

Price: \$1,742,000

Method: Private Sale

Date: 09/05/2026

Property Type: House

Land Size: 538 sqm approx



59 Stewart St BRUNSWICK 3056 (REI/VG)

Agent Comments

4 1 1

Price: \$1,755,000

Method: Sold Before Auction

Date: 23/03/2026

Property Type: House (Res)

Land Size: 325 sqm approx



97 Moore St COBURG 3058 (REI/VG)

Agent Comments

4 1 2

Price: \$1,730,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House (Res)

Land Size: 479 sqm approx

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