

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

56 Frederick Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	32 Minnie St BRUNSWICK 3056	\$1,110,000	16/05/2026
2	34 Jones St BRUNSWICK 3056	\$1,080,000	12/05/2026
3	13 Nash St BRUNSWICK 3056	\$1,125,000	15/02/2026

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:

16/07/2026 09:43

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Property Type: House

Land Size: 168 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2026: \$1,155,000

Comparable Properties



32 Minnie St BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$1,110,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 180 sqm approx



34 Jones St BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$1,080,000

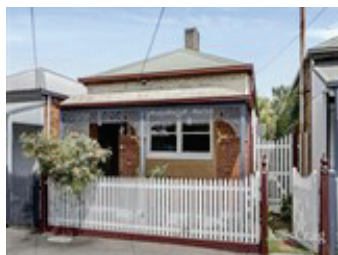
Method: Sold Before Auction

Date: 12/05/2026

Property Type: House (Res)

Land Size: 161 sqm approx

Same Accommodation, Not updated.
Had parking



13 Nash St BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$1,125,000

Method: Sold Before Auction

Date: 15/02/2026

Property Type: House (Res)

Land Size: 128 sqm approx

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