

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 28 Shamrock Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,450,000 & \$1,525,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Brunswick West

Period - From 01/10/2025 to 31/12/2025 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	75 Donne St COBURG 3058	\$1,577,500	18/10/2025
2	4 Ford St BRUNSWICK 3056	\$1,455,000	17/10/2025
3	24 Wales St BRUNSWICK WEST 3055	\$1,500,000	24/09/2025

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: 03/02/2026 09:57

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Indicative Selling Price

\$1,450,000 - \$1,525,000

Median House Price

December quarter 2025: \$1,350,000



Property Type: House (Res)

Land Size: 331 sqm approx

Agent Comments

Comparable Properties



75 Donne St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,577,500

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 423 sqm approx



4 Ford St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,455,000

Method: Sold Before Auction

Date: 17/10/2025

Property Type: House (Res)

Land Size: 307 sqm approx



24 Wales St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 24/09/2025

Property Type: House (Res)

Land Size: 502 sqm approx

Account - Jellis Craig | P: 03 9387 5888