

# 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

34 Jones Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$975,000 & \$1,050,000

### Median sale price

Median price \$1,425,000 Property Type House Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 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	24 Evans St BRUNSWICK 3056	\$1,055,000	22/04/2026
2	424 Albert St BRUNSWICK WEST 3055	\$1,080,000	14/02/2026
3	10 Trafford St BRUNSWICK 3056	\$1,020,000	06/12/2025

**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:

28/04/2026 16:24

Cameron Pritchard  
03 9387 5888  
0408 037 482

cameronpritchard@jelliscraig.com.au

**Indicative Selling Price**

\$975,000 - \$1,050,000

**Median House Price**

March quarter 2026: \$1,425,000



**Rooms:** 3

**Property Type:** House

**Land Size:** 160 sqm approx

Agent Comments

## Comparable Properties



**24 Evans St BRUNSWICK 3056 (REI)**



**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 22/04/2026

**Property Type:** House

**Land Size:** 163 sqm approx

Agent Comments

This property seemed quite need and tidy, its a brick home not a weatherboard like Jones St. There is no off street car park for Evans St too. Semi comparable property being a single fronted terrace, closer to the city but a very tight street.



**424 Albert St BRUNSWICK WEST 3055 (REI/VG)**



**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 187 sqm approx

Agent Comments

This property also seems quite need and tidy, its a brick home not a weatherboard like Jones St. Semi comparable property being a single fronted terrace, closer to the city but a very tight street.



**10 Trafford St BRUNSWICK 3056 (REI/VG)**



**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 146 sqm approx

Agent Comments

This property is nestled in a nice quiet pocket and seems neat and tidy, its a brick home not a weatherboard like Jones St. There is no off street car park for for this property. Semi comparable property being a single fronted terrace. Closer to the CBD.

Account - Jellis Craig | P: 03 9387 5888