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	176 Glenlyon Road, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$990,000
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Median sale price

Median price	\$1,620,000	Pro	perty Type	House		Suburb	Brunswick East
Period - From	01/01/2025	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	23 Bishop St BRUNSWICK 3056	\$1,155,000	22/03/2025
2	24 Richardson St BRUNSWICK 3056	\$1,035,000	20/03/2025
3	151 Albion St BRUNSWICK 3056	\$940,000	31/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/06/2025 14:26













Property Type: Agent Comments

Indicative Selling Price \$950,000 - \$990,000 **Median House Price** March quarter 2025: \$1,620,000

Comparable Properties



23 Bishop St BRUNSWICK 3056 (REI/VG)

2





Agent Comments

Price: \$1,155,000 Method: Private Sale Date: 22/03/2025 Property Type: House Land Size: 159 sqm approx

24 Richardson St BRUNSWICK 3056 (REI/VG)

2







Agent Comments

Price: \$1,035,000 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 164 sqm approx



151 Albion St BRUNSWICK 3056 (VG)





Agent Comments

Price: \$940,000 Method: Sale Date: 31/01/2025

Property Type: House (Res) Land Size: 154 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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