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	16A Glenmorgan Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $1,195,000

Median sale price

Median price $1,590,000 Property Type House Suburb Brunswick East

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	4 Gamble St BRUNSWICK EAST 3057	$1,167,500	23/05/2026
2	26 Wolseley St COBURG 3058	$1,185,000	23/05/2026
3	5 Ethel St BRUNSWICK EAST 3057	$1,100,000	02/05/2026

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: 26/05/2026 08:58

16A Glenmorgan Street, Brunswick East Vic 3057

JellisCraig

Chris Vitsent
9387 5888
0400 087 069
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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,195,000
Median House Price
March quarter 2026: $1,590,000

Comparable Properties



4 Gamble St BRUNSWICK EAST 3057 (REI)

3 1 2

Price: $1,167,500
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments



26 Wolseley St COBURG 3058 (REI)

3 1 -

Price: $1,185,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments

Coburg address but very comparable home



5 Ethel St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $1,100,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

Similar home even though its one less bedroom

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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