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	176 Glenlyon Road, Brunswick East Vic 3057

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $1,620,000 Property 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	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 comparable properties 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

176 Glenlyon Road, Brunswick East Vic 3057

BARRYPLANT



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 | 1 | 1

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

Agent Comments



24 Richardson St BRUNSWICK 3056 (REI/VG)

2 | 1 | -

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

Agent Comments



151 Albion St BRUNSWICK 3056 (VG)

2 | - | -

Price: $940,000
Method: Sale
Date: 31/01/2025
Property Type: House (Res)
Land Size: 154 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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