

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

17 Glenlyon Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Brunswick

Period - From 01/04/2026

to 30/06/2026

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	66 Glenlyon Rd BRUNSWICK 3056	\$1,000,000	25/05/2026
2			
3			

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:

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Mitchell Boys
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2026: \$1,155,000



 4  1  garage to ROW

Rooms: 6
Property Type: house
Land Size: 329 sqm approx
Agent Comments

There has only been one comparable sale with 4 bedrooms in Brunswick. 66 Glenlyon Road was on a corner position but was on a slightly smaller block..

Comparable Properties



66 Glenlyon Rd BRUNSWICK 3056 (REI)

Agent Comments

 4  2  1

Price: \$1,000,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)

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.