

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

3 Lyle Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	34 Downs St BRUNSWICK 3056	\$1,115,000	21/02/2026
2	13 Nash St BRUNSWICK 3056	\$1,125,000	15/02/2026
3	54 Donald St BRUNSWICK 3056	\$1,222,000	14/02/2026

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:

28/04/2026 15:31



2 2 1

Rooms: 3

Property Type: House (Res)

Land Size: 130 sqm approx

Agent Comments

Comparable Properties



34 Downs St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: \$1,115,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 246 sqm approx

Agent Comments

Larger land allotment



13 Nash St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: \$1,125,000

Method: Sold Before Auction

Date: 15/02/2026

Property Type: House (Res)

Land Size: 128 sqm approx

Agent Comments

More central Brunswick between
Sydney & Lygon Street



54 Donald St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: \$1,222,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 217 sqm approx

Agent Comments

Larger land allotment