

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

35 Glenmorgan Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,850,000

&

\$2,035,000

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	50 Clarence St BRUNSWICK EAST 3057	\$2,150,000	05/04/2025
2	72 Hickford St BRUNSWICK EAST 3057	\$2,010,000	22/02/2025
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:

14/04/2025 14:15



Mitchell Boys
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Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

March quarter 2025: \$1,620,000



3

2

Front off street parking

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 420 sqm approx
Agent Comments
Renovated and extended 20 years ago with an ensuite and central bathroom.

Both comparable properties are very close to the subject property and of similar land size. Both comparable properties had more recent refurbishments and 2 car off street parking. The subject property only has front off street parking for 1 car. All other similar properties were outside of Brunswick East.

Comparable Properties



50 Clarence St BRUNSWICK EAST 3057 (REI)

3

2

2

Price: \$2,150,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 421 sqm approx

Agent Comments

has had a more recent refurbishment and 2 car off street parking with a side drive than the subject property. similar location and land size.



72 Hickford St BRUNSWICK EAST 3057 (REI)

3

2

2

Price: \$2,010,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 418 sqm approx

Agent Comments

Has a second storey and more recently refurbished than the subject property but in a comparable position.



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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. There have only been 2 similar properties sold in East Brunswick in the last six months

Account - Jellis Craig | P: 03 9387 5888



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