

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

7/96 Glenlyon Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$575,000 Property Type Unit 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	1/427 Brunswick Rd BRUNSWICK WEST 3055	\$490,000	20/06/2026
2	303/33-35 Breese St BRUNSWICK 3056	\$465,000	08/05/2026
3	5318/185 Weston St BRUNSWICK EAST 3057	\$470,000	09/02/2026

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:

03/08/2026 10:51

7/96 Glenlyon Road, Brunswick Vic 3056



 2  1  1

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
June quarter 2026: \$575,000

Comparable Properties



1/427 Brunswick Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

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Price: \$490,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Unit



303/33-35 Breese St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$465,000
Method: Private Sale
Date: 08/05/2026
Property Type: Apartment



5318/185 Weston St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2  1  1

Price: \$470,000
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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