

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

8/149-151 Glenlyon Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$625,250 Property Type Unit Suburb Brunswick

Period - From 01/04/2025 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	24/70-74 Brunswick Rd BRUNSWICK 3056	\$477,500	27/03/2026
2	9/149 Glenlyon Rd BRUNSWICK 3056	\$471,800	26/03/2026
3	1/2 Pottery Ct BRUNSWICK 3056	\$479,000	17/03/2026

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:

04/06/2026 15:16

Irene Androulidakis

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Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

Year ending March 2026: \$625,250



1 1 1

Property Type: Apartment

Agent Comments

Well established spacious open -plan kitchen, living one bedroom apartment with huge balcony with city views. Complex built 2000.

Comparable Properties

**24/70-74 Brunswick Rd BRUNSWICK 3056 (REI)**

1 1 1

Price: \$477,500**Method:** Private Sale**Date:** 27/03/2026**Rooms:** 2**Property Type:** Apartment

Agent Comments

Similar style complex and both established in the early 2000, similar accommodation as both large open plan, balcony size superior in 8/149-151 Glenlyon Rd.

**9/149 Glenlyon Rd BRUNSWICK 3056 (REI/VG)**

1 1 1

Price: \$471,800**Method:** Private Sale**Date:** 26/03/2026**Property Type:** Apartment

Agent Comments

Great comparable as in the same complex however 8 has larger balcony and City views so superior.

**1/2 Pottery Ct BRUNSWICK 3056 (REI/VG)**

1 1 1

Price: \$479,000**Method:** Private Sale**Date:** 17/03/2026**Property Type:** Apartment

Agent Comments

Great comparable as both in key locations, close to all amenities in Brunswick, Pottery Court is newer and ground level with yard but they both are larger one bedroom apartments that makes them very good comparables.