

# 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

3/125 Glenlyon Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	1/116 Nicholson St BRUNSWICK EAST 3057	\$1,025,000	31/01/2026
2	2/211 Nicholson St BRUNSWICK EAST 3057	\$1,091,000	27/01/2026
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: 12/02/2026 12:41

3/125 Glenlyon Road, Brunswick Vic 3056

Stephanie Lentini  
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 3  2  2

**Property Type:** Townhouse (Res)

**Land Size:** 130 sqm approx

Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
December quarter 2025: \$620,000

## Comparable Properties



1/116 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments

 3  2  1

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 373 sqm approx



2/211 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2  1  1

**Price:** \$1,091,000

**Method:** Private Sale

**Date:** 27/01/2026

**Property Type:** Townhouse (Single)

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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