

## 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

3/250 GLENLYON ROAD BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

13/98 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$420,000	02-Jun-26
404/91-93 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$368,550	28-May-26
1/43 HICKFORD STREET BRUNSWICK EAST VIC 3057	\$357,500	06-May-26

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 6 months.

This Statement of Information was prepared on: 29 June 2026



**13/98 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price

<sup>RS</sup>

**\$420,000**

Sold Date

**02-Jun-26**

Distance

**0.52km**



**404/91-93 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price

<sup>RS</sup>

**\$368,550**

Sold Date

**28-May-26**

Distance

**0.07km**



**1/43 HICKFORD STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price

<sup>RS</sup>

**\$357,500**

Sold Date

**06-May-26**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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