Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/10/2026

Property offered for sale

Address
Including suburb and postcode: 205 Glenlyon Road, Brunswick East Vic 3057

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	N/A	88	156

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price _____ or Range between $940,000 & $990,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price _____

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,450,000 Property type House Suburb Brunswick East

Period: from 12/10/2025 to 11/10/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	31 Holmes St BRUNSWICK EAST 3057		
Sale price	$975,000	Date of sale	17/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	1	97	242

Comparable property 2

Address	29 Talbot St BRUNSWICK 3056		
Sale price	$917,500	Date of sale	08/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	0	103	205

Comparable property 3

Address	34 Trafford St BRUNSWICK 3056		
Sale price	$990,000	Date of sale	11/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	0	88	149

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=76361b13b39b1c87f05d5a573a4a5252

205 Glenlyon Road, Brunswick East Vic 3057

JellisCraig

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2 1 ROW

Rooms: 3
Property Type: House
Land Size: 156 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $990,000
Median House Price
12/10/2025 - 11/10/2026: $1,450,000

Comparable Properties

31 Holmes St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $975,000
Method: Private Sale
Date: 17/08/2026
Property Type: House
Land Size: 242 sqm approx

Agent Comments

Bigger home with parking, Extremely busy road

29 Talbot St BRUNSWICK 3056 (REI)

2 1 -

Price: $917,500
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments

Larger home, same accommodation. Central Brunswick Postcode. Industrial Zoning

34 Trafford St BRUNSWICK 3056 (REI)

2 1 -

Price: $990,000
Method: Private Sale
Date: 11/06/2026
Property Type: House

Agent Comments

Similar land and house size, odd layout (one bedroom at front and one bedroom right at the back) Brunswick Postcode. No ROW

Account - Jellis Craig | P: 03 9387 5888

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