

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

37 Lyle Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$2,380,000

&

\$2,580,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Brunswick

Period - From 01/04/2025

to

30/06/2025

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	32 Warburton St BRUNSWICK 3056	\$2,320,000	25/08/2025
2	17 Clarke St BRUNSWICK EAST 3057	\$2,600,000	22/05/2025
3	7/27 Hodgson St BRUNSWICK 3056	\$2,231,000	30/03/2025

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:

04/09/2025 23:20



 4  3  2

Rooms: 8

Property Type: House

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



32 Warburton St BRUNSWICK 3056 (REI)

Agent Comments

 3  2  1

Price: \$2,320,000

Method: Private Sale

Date: 25/08/2025

Property Type: House



17 Clarke St BRUNSWICK EAST 3057 (REI)

Agent Comments

 4  3  2

Price: \$2,600,000

Method: Private Sale

Date: 22/05/2025

Property Type: House



7/27 Hodgson St BRUNSWICK 3056 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,231,000

Method: Expression of Interest

Date: 30/03/2025

Property Type: House (Res)