

# 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

G03/8 Lygon Street, Brunswick East Vic 3057

### Indicative selling price

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

Range between

\$570,000

&

\$620,000

### Median sale price

Median price

\$552,500

Property Type

Unit

Suburb

Brunswick East

Period - From

01/07/2024

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	103/416 Lygon St BRUNSWICK EAST 3057	\$620,000	02/07/2025
2	210/8 Lygon St BRUNSWICK EAST 3057	\$600,000	25/06/2025
3	329/8 Lygon St BRUNSWICK EAST 3057	\$580,000	17/02/2025

**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:

25/07/2025 10:22



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

Year ending June 2025: \$552,500

## Comparable Properties



**103/416 Lygon St BRUNSWICK EAST 3057 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 02/07/2025

**Property Type:** Apartment



**210/8 Lygon St BRUNSWICK EAST 3057 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 25/06/2025

**Property Type:** Apartment



**329/8 Lygon St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 17/02/2025

**Property Type:** Apartment

**Account - VICPROP** | P: 03 8888 1011