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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$570,000		&		\$620,000			
Median sale p	rice							
Median price	\$552,500	Pro	operty Type	Unit			Suburb	Brunswick East
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress 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





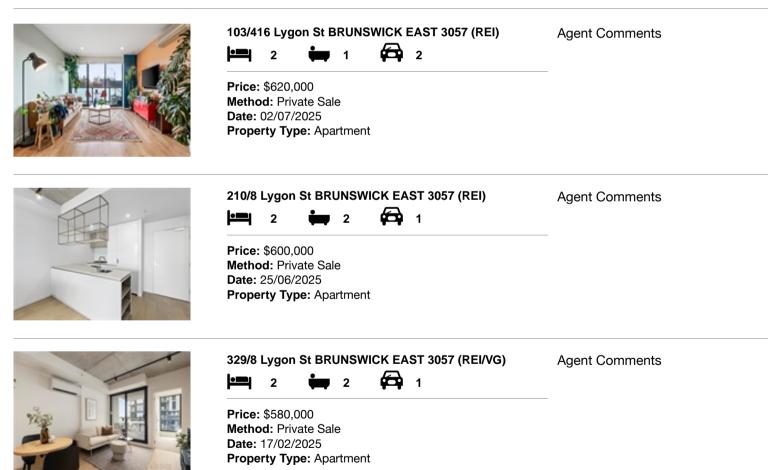




Property Type: Apartment Agent Comments

Indicative Selling Price \$570,000 - \$620,000 Median Unit Price Year ending June 2025: \$552,500

Comparable Properties



Account - VICPROP | P: 03 8888 1011



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