### 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

401/392 Lygon Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$625,000		&		\$650,000			
Median sale pr	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Brunswick East
Period - From	01/04/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	208/445 Lygon St BRUNSWICK EAST 3057	\$660,000	28/05/2025
2	114/270 Lygon St BRUNSWICK EAST 3057	\$650,000	07/05/2025
3	211/270 Lygon St BRUNSWICK EAST 3057	\$645,000	15/03/2025

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:

16/07/2025 09:52



# COLLINGS





**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$625,000 - \$650,000 Median Unit Price June quarter 2025: \$580,000

## **Comparable Properties**



208/445 Lygon St BRUNSWICK EAST 3057 (REI)



Price: \$660,000 Method: Private Sale Date: 28/05/2025 Property Type: Apartment

114/270 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$650,000 Method: Private Sale Date: 07/05/2025 Property Type: Apartment



211/270 Lygon St BRUNSWICK EAST 3057 (REI/VG)



Price: \$645,000 Method: Auction Sale Date: 15/03/2025 Property Type: Apartment

#### Account - Collings Real Estate | P: 03 9486 2000



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