

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 consumer.vic.gov.au/underquoting

Range between \$625,000 & \$650,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Brunswick East

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	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



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)

Agent Comments



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



114/270 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



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



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

Agent Comments



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