

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

703/330 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$630,000

&

\$660,000

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 | 103/416 Lygon St BRUNSWICK EAST 3057 | \$620,000 | 02/07/2025 |
| 2 | 208/445 Lygon St BRUNSWICK EAST 3057 | \$660,000 | 28/05/2025 |
| 3 | 114/270 Lygon St BRUNSWICK EAST 3057 | \$650,000 | 07/05/2025 |

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:

18/07/2025 10:00



 2
  2
  1

Property Type: Apartment

Agent Comments

Estimated fees & charges: Council rate: \$1,300 per year OC fee: \$7,000 per year

Building size: 72 sqm plus Balcony 12 sqm Carpark: Level 1 Year Built: 2010 Rental

Appraisal: \$620-\$650 per week

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

June quarter 2025: \$580,000

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



208/445 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2
  2
  1

Price: \$660,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



114/270 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2
  2
  1

Price: \$650,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment