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 betweer	\$630,000		&		\$660,000			
Median sale price								
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	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









Property Type: Apartment Agent Comments Indicative Selling Price \$630,000 - \$660,000 Median Unit Price June quarter 2025: \$580,000

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

Comparable Properties

103/416 Lygon St BRUNSWICK EAST 3057 (REI) 2 1 2 2 Price: \$620,000 Method: Private Sale Date: 02/07/2025 Property Type: Apartment	Agent Comments
208/445 Lygon St BRUNSWICK EAST 3057 (REI) 2 2 2 1 Price: \$660,000 Method: Private Sale Date: 28/05/2025 Property Type: Apartment	Agent Comments
114/270 Lygon St BRUNSWICK EAST 3057 (REI) 2 2 2 1 Price: \$650,000 Method: Private Sale Date: 07/05/2025 Property Type: Apartment	Agent Comments

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