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

7/355 Lygon Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$500,000		&		\$550,000				
Median sale price									
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Brunswick East	
Period - From	01/01/2025	to	31/03/2025		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	503/92-96 Albert St BRUNSWICK EAST 3057	\$507,500	02/04/2025
2	205/92-96 Albert St BRUNSWICK EAST 3057	\$540,000	09/02/2025
3	403/1 Brunswick Rd BRUNSWICK EAST 3057	\$540,000	21/01/2025

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:

24/06/2025 15:45



7/355 Lygon Street, Brunswick East Vic 3057







Property Type: Apartment **Land Size:** 130 sqm approx Agent Comments Anthony Monteleone 9387 5888 0408 081 000 anthonymonteleone@jelliscraig.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price March quarter 2025: \$540,000

Comparable Properties

	503/92-96 Albert St BRUNSWICK EAST 3057 (REI) 2 2 2 1 Price: \$507,500 Method: Private Sale Date: 02/04/2025 Property Type: Apartment	Agent Comments
	205/92-96 Albert St BRUNSWICK EAST 3057 (REI) 2 2 2 1 Price: \$540,000 Method: Private Sale Date: 09/02/2025 Property Type: Apartment	Agent Comments
ERIVATE BALCONV	403/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG) 2 2 2 1 Price: \$540,000 Method: Private Sale Date: 21/01/2025 Property Type: Apartment	Agent Comments

Account - Jellis Craig | P: 03 9387 5888



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