

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

404/273 Lygon Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$775,000

&

\$825,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Brunswick

Period - From 01/04/2026

to

30/06/2026

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	C302/59 John St BRUNSWICK EAST 3057	\$792,600	11/08/2026
2	16 Gear St BRUNSWICK EAST 3057	\$815,000	29/07/2026
3	307/69 Lygon St BRUNSWICK EAST 3057	\$856,000	29/03/2026

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:

10/09/2026 12:41



Property Type:

Agent Comments

Comparable Properties



C302/59 John St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$792,600

Method: Private Sale

Date: 11/08/2026

Property Type: Apartment



16 Gear St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 29/07/2026

Property Type: Townhouse (Single)



307/69 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$856,000

Method: Private Sale

Date: 29/03/2026

Property Type: Apartment