

## 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

505/26 LYGON STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,340,000

Property type

House

Suburb

Brunswick East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 304/26 LYGON STREET BRUNSWICK EAST VIC 3057 | \$440,000 | 27-Apr-25 |
| 15/76-78 EDWARD STREET BRUNSWICK VIC 3056   | \$395,000 | 14-Jan-25 |
| 110/201 ALBERT STREET BRUNSWICK VIC 3056    | \$416,000 | 12-May-25 |

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 6 months.

This Statement of Information was prepared on: 29 May 2025

**304/26 LYGON STREET  
BRUNSWICK EAST VIC 3057** 1  1  1

Sold Price

<sup>RS</sup>**\$440,000**

Sold Date

**27-Apr-25**

Distance

**0km****15/76-78 EDWARD STREET  
BRUNSWICK VIC 3056** 1  1  1

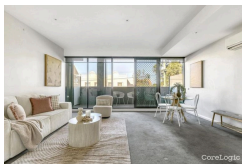
Sold Price

**\$395,000**

Sold Date

**14-Jan-25**

Distance

**0.61km****110/201 ALBERT STREET  
BRUNSWICK VIC 3056** 1  1  1

Sold Price

<sup>RS</sup>**\$416,000**<sup>UN</sup>

Sold Date

**12-May-25**

Distance

**1.16km****RS** = Recent sale**UN** = Undisclosed Sale

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