

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	602/304-310 Lygon St, Brunswick East 3057
---	---

Indicative selling price

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

Range between	330,000.00 ~ 350,000.00
---------------	-------------------------

Median sale price

Median price	\$417,750	Property Type	1 bedroom Units	Suburb	Brunswick East
Period - From	01/01/2025	to	31/12/2025	Source	realestate.com.au

Comparable property sales

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	203/360 Lygon St, Brunswick East	\$370,000.00	24/09/2025
2	127/418 Victoria St, Brunswick East	\$418,000.00	26/12/2025
3	311/200 Lygon St, Brunswick East	\$361,000.00	10/08/2025

This statement of information was prepared on 16 Jan 2026 at 5:30 PM AEST