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	12/374-378 Lygon Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$440,000	&	\$470,000
Range between	\$440,000	&	\$470,000

Median sale price

Median price	\$550,000	Pro	perty Type U	nit		Suburb	Brunswick East
Period - From	14/10/2024	to	13/10/2025	Sc	ource	Property	/ Data

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

Address of comparable property		Price	Date of sale
1	617/8 Lygon St BRUNSWICK EAST 3057	\$450,000	18/07/2025
2	206/416 Lygon St BRUNSWICK EAST 3057	\$445,000	13/05/2025
3	304/26 Lygon St BRUNSWICK EAST 3057	\$440,000	25/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2025 10:42
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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price \$440,000 - \$470,000 Median Unit Price 14/10/2024 - 13/10/2025: \$550,000

Comparable Properties



617/8 Lygon St BRUNSWICK EAST 3057 (REI/VG)

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Agent Comments

Price: \$450,000 Method: Private Sale Date: 18/07/2025

Property Type: Apartment

206/416 Lygon St BRUNSWICK EAST 3057 (REI/VG)

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Agent Comments

Agent Comments

Price: \$445,000 Method: Private Sale Date: 13/05/2025

Property Type: Apartment



304/26 Lygon St BRUNSWICK EAST 3057 (REI/VG)

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Price: \$440,000 **Method:** Private Sale **Date:** 25/04/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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