

414/26 Lygon Street, Brunswick East Vic 3057



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$420,000 - \$450,000
Median House Price
 19/02/2024 - 18/02/2025: \$555,000

Comparable Properties



502/26 Lygon Street, Brunswick East 3057 (REI)

1 Bed 1 Bath 1 Car
Price: \$425,000
Method: Private Sale
Date: 02/12/2024
Property Type: Apartment
Agent Comments: Same Building Inferior floor plan
 Smaller balcony Inferior property



315/26 Lygon Street, Brunswick East 3057 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$465,000
Method: Private Sale
Date: 16/10/2024
Property Type: Apartment
Land Size: 59 sqm approx
Agent Comments: Same Building Larger property Similar floor plan Superior property



506/26 Lygon Street, Brunswick East 3057 (VG)

1 Bed 1 Bath 1 Car
Price: \$425,000
Method: Sale
Date: 18/09/2024
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Same Building Inferior floor plan
 Smaller balcony Inferior property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

414/26 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$555,000 Unit x Suburb Brunswick East

Period - From 19/02/2024 to 18/02/2025 Source REIV

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 |
|--|-----------|--------------|
| 502/26 Lygon Street, BRUNSWICK EAST 3057 | \$425,000 | 02/12/2024 |
| 315/26 Lygon Street, BRUNSWICK EAST 3057 | \$465,000 | 16/10/2024 |
| 506/26 Lygon Street, BRUNSWICK EAST 3057 | \$425,000 | 18/09/2024 |

This Statement of Information was prepared on:

19/02/2025 08:51