### 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	206/408 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

#### Median sale price

Median price	\$551,250	Pro	perty Type U	nit		Suburb	Brunswick East
Period - From	01/04/2024	to	31/03/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	8/30 Kemp St THORNBURY 3071	\$415,990	15/04/2025
2	36/191-193 Lygon St BRUNSWICK EAST 3057	\$420,000	11/04/2025
3	413/22 Barkly St BRUNSWICK EAST 3057	\$435,000	03/03/2025

#### 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:	30/04/2025 15:44
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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price Year ending March 2025: \$551,250

## Comparable Properties



8/30 Kemp St THORNBURY 3071 (REI)

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1

**Price:** \$415,990 **Method:** Private Sale **Date:** 15/04/2025

Property Type: Apartment

**Agent Comments** 



36/191-193 Lygon St BRUNSWICK EAST 3057 (REI)

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2

Price: \$420,000 Method: Private Sale

**Date:** 11/04/2025 **Property Type:** Apartment

**Agent Comments** 



413/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)

4



1

**Price:** \$435,000 **Method:** Private Sale **Date:** 03/03/2025

Property Type: Apartment

Agent Comments

Account - VICPROP | P: 03 8888 1011





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