

# 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

206/408 Lygon Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$450,000

### Median sale price

Median price \$551,250 Property Type Unit Suburb Brunswick East

Period - From 01/04/2024 to 31/03/2025 Source 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	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 comparable properties 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 THORBURY 3071 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$415,990

**Method:** Private Sale

**Date:** 15/04/2025

**Property Type:** Apartment



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

Agent Comments

1   
 1   
 2

**Price:** \$420,000

**Method:** Private Sale

**Date:** 11/04/2025

**Property Type:** Apartment



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

Agent Comments

1   
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 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 03/03/2025

**Property Type:** Apartment

**Account - VICPROP** | P: 03 8888 1011