## 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

207/1 LYGON STREET BRUNSWICK VIC 3056

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$300,000	&	\$330,000
Single Price	between	φ300,000	Ŏ.	<b></b> \$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$587,500	Prope	erty type	e Unit		Suburb	Brunswick
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

#### 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 6 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
519/1 LYGON STREET BRUNSWICK VIC 3056	\$300,000	07-Nov-25
308/1 LYGON STREET BRUNSWICK VIC 3056	\$315,000	20-Sep-25
712/1 LYGON STREET BRUNSWICK VIC 3056	\$332,000	17-Jun-25

#### 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 6 months.

This Statement of Information was prepared on: 10 November 2025

