

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	208/294 Lygon Street, Brunswick East, VIC 3057
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Indicative selling price

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

Price Range	\$510,000	&	\$545,000
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Median sale price

Median price	\$540,000	Property Type	Apartment	Suburb	Brunswick East (3057)
Period - From	01/04/2024	to	31/03/2025	Source	Corelogic

Comparable property sales

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
205/92-96 ALBERT STREET, BRUNSWICK EAST VIC 3057	\$540,000	09/02/2025
112/360 LYGON STREET, BRUNSWICK EAST VIC 3057	\$562,000	29/01/2025
108/127 NICHOLSON STREET, BRUNSWICK EAST VIC 3057	\$555,000	19/11/2024

This Statement of Information was prepared on: 28/04/2025