

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

210/270 LYGON STREET BRUNSWICK EAST VIC 3057

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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2024

to

31 Jul 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

114/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$650,000	07-May-25
211/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$645,000	15-Mar-25
B209/55 JOHN STREET BRUNSWICK EAST VIC 3057	\$663,000	28-May-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: 20 August 2025



**114/270 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$650,000** Sold Date **07-May-25**

Distance **0km**

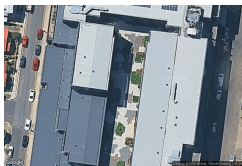


**211/270 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$645,000** Sold Date **15-Mar-25**

Distance **0km**



**B209/55 JOHN STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$663,000** Sold Date **28-May-25**

Distance **0.39km**



**6317/172 EDWARD STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price ^{RS} **\$695,000** Sold Date **12-Jul-25**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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