

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

218/8 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2024

to

31 Oct 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

227/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$425,000	24-Jun-24
505/1 LYGON STREET BRUNSWICK VIC 3056	\$359,000	12-Mar-25
713/1 LYGON STREET BRUNSWICK VIC 3056	\$385,000	09-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: 07 November 2025



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**227/8 LYGON STREET BRUNSWICK
EAST VIC 3057**

1 1 1

Sold Price \$425,000 Sold Date 24-Jun-24

Distance **0km**



**505/1 LYGON STREET BRUNSWICK
VIC 3056**

1 1 1

Sold Price \$359,000 Sold Date 12-Mar-25

Distance **0.07km**



**713/1 LYGON STREET BRUNSWICK
VIC 3056**

1 1 1

Sold Price \$385,000 Sold Date 09-May-25

Distance **0.07km**



**304/26 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price \$440,000 Sold Date 27-Apr-25

Distance **0.08km**



**315/26 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price \$465,000 Sold Date 16-Oct-24

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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