

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

226/8 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

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

617/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$450,000	12-Jun-25
6005/172 EDWARD STREET BRUNSWICK EAST VIC 3057	\$390,000	19-Jun-25
505/26 LYGON STREET BRUNSWICK EAST VIC 3057	\$430,000	16-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: 05 August 2025

**617/8 LYGON STREET BRUNSWICK EAST VIC 3057**

Sold Price

^{RS} **\$450,000**

Sold Date

12-Jun-25

1



1



1

Distance

0km**6005/172 EDWARD STREET BRUNSWICK EAST VIC 3057**

Sold Price

^{RS} **\$390,000**

Sold Date

19-Jun-25

1



1



1

Distance

0.37km**505/26 LYGON STREET BRUNSWICK EAST VIC 3057**

Sold Price

^{RS} **\$430,000**

Sold Date

16-Jun-25

1



1



-

Distance

0.08km**RS** = Recent sale**UN** = Undisclosed Sale

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