

# 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

304/457-459 Lygon Street, Brunswick East Vic 3057

### Indicative selling price

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

Range between

\$395,000

&

\$425,000

### Median sale price

Median price

\$551,250

Property Type

Unit

Suburb

Brunswick East

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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 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
1	502/457-459 Lygon St BRUNSWICK EAST 3057	\$428,000	07/03/2025
2	414/26 Lygon St BRUNSWICK EAST 3057	\$435,000	05/03/2025
3	207/457-459 Lygon St BRUNSWICK EAST 3057	\$410,000	23/01/2025

**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 six months.~~

This Statement of Information was prepared on:

10/04/2025 13:20

Lucas Mills

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**Indicative Selling Price**

\$395,000 - \$425,000

**Median Unit Price**

Year ending March 2025: \$551,250



2   1   1

**Property Type:** Apartment**Agent Comments**

Tucked away at the rear in a boutique low-rise building, this third-floor apartment presents a brilliant low-maintenance lifestyle or rewarding investment opportunity with the very best of cosmopolitan Lygon Street at your doorstep.

## Comparable Properties

**502/457-459 Lygon St BRUNSWICK EAST 3057 (REI)**

2   1   1

**Price:** \$428,000**Method:** Sold Before Auction**Date:** 07/03/2025**Property Type:** Apartment**Agent Comments**

Same building. Similar size and Style.

**414/26 Lygon St BRUNSWICK EAST 3057 (REI)**

1   1   1

**Price:** \$435,000**Method:** Private Sale**Date:** 05/03/2025**Property Type:** Apartment**Agent Comments**

Similar location, smaller internally.

**207/457-459 Lygon St BRUNSWICK EAST 3057 (REI)**

1   1   1

**Price:** \$410,000**Method:** Private Sale**Date:** 23/01/2025**Property Type:** Apartment**Agent Comments**

Apartment in the same complex offering very similar accommodation. Slightly smaller second bedroom.

**Account** - Lucas Mills Real Estate