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	304/457-459 Lygon Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$395,000	&	\$425,000
Range between	\$395,000	&	\$425,000

Median sale price

Median price	\$551,250	Pro	perty Type	Jnit		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

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 comparableproperties 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

Lucas Mills 0410037682 0410037682

Indicative Selling Price \$395,000 - \$425,000 **Median Unit Price**

Year ending March 2025: \$551,250

lucas.mills@lucasmills.com.au





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)

Agent Comments

Same building. Similar size and Style.

Price: \$428,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: Apartment

414/26 Lygon St BRUNSWICK EAST 3057 (REI)



Agent Comments

Similar location, smaller internally.

Price: \$435,000 Method: Private Sale Date: 05/03/2025

Property Type: Apartment



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

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





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