

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

403/1 LYGON STREET BRUNSWICK VIC 3056

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

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 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

310/1 LYGON STREET BRUNSWICK VIC 3056	\$300,000	31-Oct-24
204/1 LYGON STREET BRUNSWICK VIC 3056	\$310,000	05-Sep-24
308/1 LYGON STREET BRUNSWICK VIC 3056	\$315,000	20-Sep-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: 10 October 2025



**310/1 LYGON STREET BRUNSWICK
VIC 3056**

Sold Price

\$300,000

Sold Date

31-Oct-24

 1

 1

 1

Distance

0km



**204/1 LYGON STREET BRUNSWICK
VIC 3056**

Sold Price

\$310,000

Sold Date

05-Sep-24

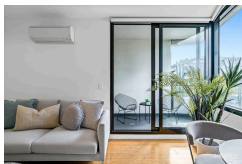
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 1

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Distance

0km



**308/1 LYGON STREET BRUNSWICK
VIC 3056**

Sold Price

^{RS}
\$315,000

Sold Date

20-Sep-25

 1

 1

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Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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