

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 617/8 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)

Price Range

\$408,000

&

\$430,000

### Median sale price

Median price

\$410,000

Property Type

Apartment

Suburb

Brunswick East (3057)

Period - From

01/04/2024

to

31/03/2025

Source

REA

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---------------------------------------------------|-----------|--------------|
| 502/457-459 LYGON STREET, BRUNSWICK EAST VIC 3057 | \$428,000 | 07/03/2025   |
| 207/457-459 LYGON STREET, BRUNSWICK EAST VIC 3057 | \$410,000 | 23/01/2025   |
| 103/457-459 LYGON STREET, BRUNSWICK EAST VIC 3057 | \$420,000 | 10/10/2024   |

This Statement of Information was prepared on: 30/04/2025