

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

310/330 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Brunswick East

Period - From

29/10/2024

to

28/10/2025

Source

Property Data

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	102/200 Lygon St BRUNSWICK EAST 3057	\$478,000	09/09/2025
2	318/1 Brunswick Rd BRUNSWICK EAST 3057	\$510,000	29/08/2025
3	5013/185 Weston St BRUNSWICK EAST 3057	\$500,000	12/08/2025

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:

29/10/2025 14:22



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$499,000
Median Unit Price
29/10/2024 - 28/10/2025: \$550,000

Comparable Properties



102/200 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$478,000
Method: Private Sale
Date: 09/09/2025
Property Type: Apartment



318/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment



5013/185 Weston St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 12/08/2025
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788