#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	310/330 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

Single price \$499,000

#### Median sale price

Median price \$550,0	00 Pr	operty Type	Jnit	]	Suburb	Brunswick East
Period - From 29/10/2	2024 to	28/10/2025	So	ource	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

Address of comparable property		1 1100	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



Date of sale







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)

2

1 |

1

Agent Comments

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

Property Type: Apartment



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

,

4

1

Agent Comments

**Agent Comments** 

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

Property Type: Apartment



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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.