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	403/273 Lygon Street, Brunswick Vic 3056

Indicative selling price

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

Range between $760,000 & $830,000

Median sale price

Median price $612,750 Property Type Unit Suburb Brunswick

Period - From 01/04/2025 to 30/06/2025 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	Price	Date of sale
1	204/9 Florence St BRUNSWICK 3056	$815,000	11/06/2025
2	102B/64 Breese St BRUNSWICK 3056	$810,000	27/03/2025
3	308/273 Lygon St BRUNSWICK 3056	$821,000	10/03/2025

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: 15/08/2025 13:39

403/273 Lygon Street, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$760,000 - $830,000
Median Unit Price
June quarter 2025: $612,750

Comparable Properties



204/9 Florence St BRUNSWICK 3056 (REI)

2 1 -

Price: $815,000
Method: Private Sale
Date: 11/06/2025
Property Type: Apartment
Land Size: 77 sqm approx

Agent Comments



102B/64 Breese St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $810,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Agent Comments



308/273 Lygon St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $821,000
Method: Private Sale
Date: 10/03/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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