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	204/380 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $610,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2025 to 31/12/2025 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	115/48 Victoria St BRUNSWICK EAST 3057	$600,000	22/01/2026
2	6/138 Mitchell St BRUNSWICK EAST 3057	$580,000	12/12/2025
3	16/46-48 Harrison St BRUNSWICK EAST 3057	$630,000	14/11/2025

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: 28/01/2026 10:09

204/380 Lygon Street, Brunswick East Vic 3057

JellisCraig

Anthony Monteleone
9387 5888
0408 081 000
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2 1 1

Property Type: Apartment
Land Size: 89 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
December quarter 2025: $610,000

Comparable Properties



115/48 Victoria St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment

Agent Comments



6/138 Mitchell St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Agent Comments



16/46-48 Harrison St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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