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<br>Including suburb and postcode | 113/12-32 LUX WAY BRUNSWICK VIC 3056 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $500,000 | & | $550,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,292,500 | Property type | House | Suburb | Brunswick |
| Period-from | 01 Feb 2025 | to | 31 Jan 2026 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 201/1 LYGON STREET BRUNSWICK VIC 3056 | $550,000 | 31-Jan-26 |
| 66/108-124 UNION STREET BRUNSWICK VIC 3056 | $545,000 | 18-Dec-25 |
| 9/116 ALBERT STREET BRUNSWICK VIC 3056 | $522,000 | 19-Nov-25 |

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 6 months.~~

This Statement of Information was prepared on: 11 February 2026

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**201/1 LYGON STREET BRUNSWICK VIC 3056**

2 1 1

Sold Price RS **$550,000** Sold Date **31-Jan-26**

Distance **1.79km**



**66/108-124 UNION STREET BRUNSWICK VIC 3056**

2 1 1

Sold Price **$545,000** Sold Date **18-Dec-25**

Distance **1.04km**



**9/116 ALBERT STREET BRUNSWICK VIC 3056**

2 1 1

Sold Price **$522,000** Sold Date **19-Nov-25**

Distance **1.19km**

**RS** = Recent sale **UN** = Undisclosed Sale

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