

# 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

202/294 Lygon Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$450,000

### 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	105/294 Lygon St BRUNSWICK EAST 3057	\$453,000	16/01/2026
2	304/294 Lygon St BRUNSWICK EAST 3057	\$412,000	03/10/2025
3			

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:

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**Indicative Selling Price**

\$430,000 - \$450,000

**Median Unit Price**

December quarter 2025: \$610,000



**Property Type:** Apartment

**Land Size:** 67 sqm approx

Agent Comments

## Comparable Properties



105/294 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



**Price:** \$453,000

**Method:** Private Sale

**Date:** 16/01/2026

**Property Type:** Apartment



304/294 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



**Price:** \$412,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** Apartment

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.

Account - Jellis Craig | P: 03 9387 5888



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