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	3/195-197 LYGON STREET BRUNSWICK EAST VIC 3057

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	$560,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 May 2025	to	30 Apr 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
16/191-193 LYGON STREET BRUNSWICK EAST VIC 3057	$620,000	05-May-26
27/191-193 LYGON STREET BRUNSWICK EAST VIC 3057	$600,000	11-Apr-26
5/49 DE CARLE STREET BRUNSWICK VIC 3056	$680,000	15-Dec-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: 20 May 2026

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16/191-193 LYGON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS **$620,000** Sold Date **05-May-26**

Distance **0.03km**



27/191-193 LYGON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS **$600,000** UN Sold Date **11-Apr-26**

Distance **0.03km**



5/49 DE CARLE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$680,000** Sold Date **15-Dec-25**

Distance **1.45km**

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

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