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	516/1 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $575,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2024 to 31/12/2024 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	4004/189 Weston St BRUNSWICK EAST 3057	$515,000	14/01/2025
2	6007/172 Edward St BRUNSWICK EAST 3057	$532,000	20/11/2024
3	206/466 Lygon St BRUNSWICK EAST 3057	$480,000	17/10/2024

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: 27/03/2025 11:59

516/1 Lygon Street, Brunswick East Vic 3057

Adrian Petrucelli
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
December quarter 2024: $575,000

Comparable Properties



4004/189 Weston St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $515,000
Method: Private Sale
Date: 14/01/2025
Property Type: Apartment

Agent Comments



6007/172 Edward St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $532,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment

Agent Comments



206/466 Lygon St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment

Agent Comments

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