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	82 Lydia Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,335,000 Property Type House Suburb Brunswick

Period - From 01/01/2025 to 31/03/2025 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	47 Holden St FITZROY NORTH 3068	$1,285,000	20/01/2025
2	160 Stewart St BRUNSWICK EAST 3057	$1,200,000	23/12/2024
3	95 St Phillip St BRUNSWICK EAST 3057	$1,300,000	16/12/2024

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: 29/04/2025 15:49

82 Lydia Street, Brunswick Vic 3056

Johanna Doherty
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johannadoherty@jelliscraig.com.au



3 1 0

Property Type:
Divorce/Estate/Family Transfers
Land Size: 167 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2025: $1,335,000

Comparable Properties



47 Holden St FITZROY NORTH 3068 (REI/VG)

3 1 1

Price: $1,285,000
Method: Private Sale
Date: 20/01/2025
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments



160 Stewart St BRUNSWICK EAST 3057 (REI/VG)

3 1 -

Price: $1,200,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 162 sqm approx

Agent Comments



95 St Phillip St BRUNSWICK EAST 3057 (REI/VG)

3 2 -

Price: $1,300,000
Method: Auction Sale
Date: 16/12/2024
Property Type: House (Res)
Land Size: 181 sqm approx

Agent Comments

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