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	104/466 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $540,000 Property Type Unit Suburb Brunswick East

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	305/304-310 Lygon St BRUNSWICK EAST 3057	$550,000	16/05/2025
2	306/466 Lygon St BRUNSWICK EAST 3057	$525,000	22/04/2025
3	112/360 Lygon St BRUNSWICK EAST 3057	$562,500	29/01/2025

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: 06/06/2025 14:22

104/466 Lygon Street, Brunswick East Vic 3057

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2 2 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
March quarter 2025: $540,000

Comparable Properties



305/304-310 Lygon St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 16/05/2025
Property Type: Apartment

Agent Comments



306/466 Lygon St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 22/04/2025
Property Type: Apartment

Agent Comments

Higher level & better view

112/360 Lygon St BRUNSWICK EAST 3057 (VG)

2 - -

Price: $562,500
Method: Sale
Date: 29/01/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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