

## 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

610/240-250 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) (\*Delete single price or range as applicable)

Single Price

\$675,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2025

to

28 Feb 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

412/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$700,000	28-Jan-26
710/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$700,000	09-Dec-25
422/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$680,000	16-Oct-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: 11 March 2026

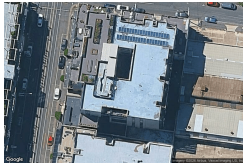


**412/240-250 LYGON STREET  
BRUNSWICK EAST VIC 3057**

 1  2  1

Sold Price **\$700,000** Sold Date **28-Jan-26**

Distance **0km**



**710/270 LYGON STREET  
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price Sold Date **09-Dec-25**

Distance **0.04km**



**422/92-96 ALBERT STREET  
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$680,000** Sold Date **16-Oct-25**

Distance **0.14km**



**2/166 LYGON STREET BRUNSWICK  
EAST VIC 3057**

 2  2  1

Sold Price **\$683,500** Sold Date **20-Dec-25**

Distance **0.28km**

RS = Recent sale      UN = Undisclosed Sale

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