

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 307/63 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2025 to 31/12/2025 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	403/273 Lygon St BRUNSWICK 3056	\$837,000	19/02/2026
2	209/197 Edward St BRUNSWICK EAST 3057	\$830,000	26/11/2025
3	601/11-13 Lygon St BRUNSWICK EAST 3057	\$776,000	13/11/2025

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: 19/03/2026 10:43



Property Type: Apartment
Land Size: 121sqm sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2025: \$610,000

Comparable Properties



403/273 Lygon St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$837,000
Method: Private Sale
Date: 19/02/2026
Property Type: Apartment



209/197 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment



601/11-13 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$776,000
Method: Private Sale
Date: 13/11/2025
Property Type: Apartment