

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

118/182-206 LYGON STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$370,000

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

511/200 LYGON STREET BRUNSWICK EAST VIC 3057	\$362,000	19-Jan-26
203/200 LYGON STREET BRUNSWICK EAST VIC 3057	\$365,000	10-Dec-25
408/200 LYGON STREET BRUNSWICK EAST VIC 3057	\$370,000	27-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: 18 March 2026

**511/200 LYGON STREET
BRUNSWICK EAST VIC 3057**

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Sold Price **\$362,000** Sold Date **19-Jan-26**Distance **0.01km****203/200 LYGON STREET
BRUNSWICK EAST VIC 3057**

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Sold Price **\$365,000** Sold Date **10-Dec-25**Distance **0.01km****408/200 LYGON STREET
BRUNSWICK EAST VIC 3057**

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Sold Price **\$370,000** Sold Date **27-Oct-25**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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