

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

3/195-197 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

\$590,000

&

\$635,000

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

3/41 DAVIES STREET BRUNSWICK VIC 3056	\$630,000	28-Nov-25
4/41 DAVIES STREET BRUNSWICK VIC 3056	\$635,000	01-Oct-25
2/90 TINNING STREET BRUNSWICK VIC 3056	\$607,000	24-Sep-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: 12 March 2026



**3/41 DAVIES STREET BRUNSWICK
VIC 3056**

Sold Price

\$630,000

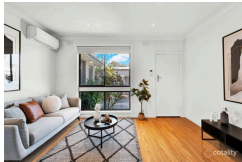
Sold Date

28-Nov-25

 2  1  1

Distance

1.69km



**4/41 DAVIES STREET BRUNSWICK
VIC 3056**

Sold Price

\$635,000

Sold Date

01-Oct-25

 2  1  1

Distance

1.69km



**2/90 TINNING STREET
BRUNSWICK VIC 3056**

Sold Price

\$607,000

Sold Date

24-Sep-25

 2  1  1

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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