

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

54 Lydia Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,650,000 & \$1,725,000

Median sale price

Median price \$1,335,250 Property Type House Suburb Brunswick

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	206 Brunswick Rd BRUNSWICK 3056	\$1,730,000	16/01/2026
2	54 Mountfield St BRUNSWICK 3056	\$1,660,000	21/11/2025
3	110 Wilson St BRUNSWICK 3056	\$1,750,000	25/10/2025

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:

17/02/2026 13:29

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Indicative Selling Price

\$1,650,000 - \$1,725,000

Median House Price

December quarter 2025: \$1,335,250



3 2 0

Property Type: House

Land Size: 140 sqm approx

Agent Comments

Comparable Properties



206 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$1,730,000

Method: Sold Before Auction

Date: 16/01/2026

Property Type: House



54 Mountfield St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

Price: \$1,660,000

Method: Private Sale

Date: 21/11/2025

Property Type: House

Land Size: 190 sqm approx



110 Wilson St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 1

Price: \$1,750,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 146 sqm approx

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