

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

406/294 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  or range between  &

**Median sale price**

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
 Period-from  to  Source

**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**

Address of comparable property	Price	Date of sale
405/304-310 LYGON STREET BRUNSWICK EAST VIC 3057	\$490,000	22-Nov-25
306/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$521,000	10-Nov-25
205/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$520,000	26-Nov-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: 26 February 2026