

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 3/392 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Brunswick East

Period - From 18/02/2025 to 17/02/2026 Source Property Data

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	302/10 Dods St BRUNSWICK 3056	\$415,000	17/11/2025
2	301/304 Lygon St BRUNSWICK EAST 3057	\$400,000	22/10/2025
3	208/270 Lygon St BRUNSWICK EAST 3057	\$400,000	04/09/2025

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: 18/02/2026 09:36



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

18/02/2025 - 17/02/2026: \$550,000

Comparable Properties



302/10 Dods St BRUNSWICK 3056 (REI/VG)

Agent Comments

1 1 -

Price: \$415,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment

301/304 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

1 - -

Price: \$400,000

Method: Sale

Date: 22/10/2025

Property Type: Flat/Unit/Apartment (Res)

208/270 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

1 - -

Price: \$400,000

Method: Sale

Date: 04/09/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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