

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

312/26 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2025

to

31 Jan 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

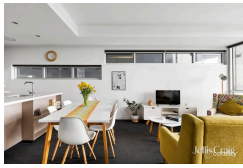
Date of sale

224/4 BIK LANE FITZROY NORTH VIC 3068	\$660,000	06-Oct-25
506/10-14 HOPE STREET BRUNSWICK VIC 3056	\$635,500	06-Oct-25
G03/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$608,000	14-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: 03 February 2026


**224/4 BIK LANE FITZROY NORTH
VIC 3068**
 2
  2
  1

Sold Price

\$660,000

Sold Date

06-Oct-25

Distance

0.97km
**506/10-14 HOPE STREET
BRUNSWICK VIC 3056**
 2
  2
  1

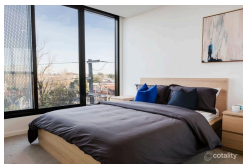
Sold Price

\$635,500

Sold Date

06-Oct-25

Distance

1.77km
**G03/8 LYGON STREET
BRUNSWICK EAST VIC 3057**
 2
  2
  1

Sold Price

\$608,000

Sold Date

14-Oct-25

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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