

## 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

208/240-250 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

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2025

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 115/48 VICTORIA STREET BRUNSWICK EAST VIC 3057   | \$600,000 | 19-Jan-26 |
| 707/240-250 LYGON STREET BRUNSWICK EAST VIC 3057 | \$547,000 | 28-Jan-26 |
| 317/270 LYGON STREET BRUNSWICK EAST VIC 3057     | \$585,000 | 26-Mar-26 |

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: 18 June 2026



**115/48 VICTORIA STREET  
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$600,000** Sold Date **19-Jan-26**

Distance **0.73km**



**707/240-250 LYGON STREET  
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$547,000** Sold Date **28-Jan-26**

Distance **0km**



**317/270 LYGON STREET  
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$585,000** Sold Date **26-Mar-26**

Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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