

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

803/304-310 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2025

to

30 Apr 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

405/304-310 LYGON STREET BRUNSWICK EAST VIC 3057	\$490,000	22-Nov-25
701/304-310 LYGON STREET BRUNSWICK EAST VIC 3057	\$560,500	15-Dec-25
203/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$520,000	11-Feb-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: 22 May 2026

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**405/304-310 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$490,000** Sold Date **22-Nov-25**

Distance **0km**



**701/304-310 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$560,500** Sold Date **15-Dec-25**

Distance **0km**



**203/330 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$520,000** Sold Date **11-Feb-26**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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