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	416/8 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 Aug 2024	to	31 Jul 2025	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
124/8 LYGON STREET BRUNSWICK EAST VIC 3057	$420,000	10-Apr-24
227/8 LYGON STREET BRUNSWICK EAST VIC 3057	$425,000	24-Jun-24

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.

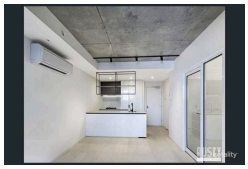
This Statement of Information was prepared on: 20 August 2025

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124/8 LYGON STREET BRUNSWICK EAST VIC 3057 Sold Price **$420,000** Sold Date **10-Apr-24**

1 1 1 Distance **0km**



227/8 LYGON STREET BRUNSWICK EAST VIC 3057 Sold Price **$425,000** Sold Date **24-Jun-24**

1 1 1 Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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