

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

502/294 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

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

304/294 LYGON STREET BRUNSWICK EAST VIC 3057	\$412,000	03-Oct-25
505/294 LYGON STREET BRUNSWICK EAST VIC 3057	\$418,000	30-Sep-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: 11 February 2026



**304/294 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$412,000** Sold Date **03-Oct-25**

Distance **0km**



**505/294 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$418,000** Sold Date **30-Sep-25**

Distance **0km**

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

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