

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

615/1 LYGON STREET BRUNSWICK VIC 3056

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

\$550,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2025

to

31 Jul 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

702/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$551,500	12-Mar-26
6113/172 EDWARD STREET BRUNSWICK EAST VIC 3057	\$560,000	24-Mar-26
103/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$562,500	13-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: 13 August 2026



**702/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price

\$551,500

Sold Date

12-Mar-26

Distance

0.51km



**6113/172 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price

\$560,000

Sold Date

24-Mar-26

Distance

0.4km



**103/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price

\$562,500

Sold Date

13-Feb-26

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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