

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

**RayWhite.**

# Statement of information

203/360 LYGON STREET, BRUNSWICK EAST, VIC 3057  
PREPARED BY ABDUL ALLOUCHE, RAY WHITE BRUNSWICK



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**203/360 LYGON STREET, BRUNSWICK**

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$330,000 to \$363,000**

Provided by: Abdul Allouche , Ray White Brunswick

## MEDIAN SALE PRICE

**BRUNSWICK EAST, VIC, 3057****Suburb Median Sale Price (Unit)****\$572,547**

01 May 2025 to 31 July 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

**6003/172 EDWARD ST, BRUNSWICK EAST, VIC**

1
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**Sale Price****\*\$460,000**

Sale Date: 08/09/2025

Distance from Property: 843m

**510/360 LYGON ST, BRUNSWICK EAST, VIC**

1
 1
 1

**Sale Price****\$380,000**

Sale Date: 28/03/2025

Distance from Property: 0m

**309/200 LYGON ST, BRUNSWICK EAST, VIC**

1
 1
 1

**Sale Price****\*\$356,000**

Sale Date: 26/07/2025

Distance from Property: 482m



This report has been compiled on 11/09/2025 by Ray White Brunswick. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

203/360 LYGON STREET, BRUNSWICK EAST, VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$330,000 to \$363,000

### Median sale price

Median price

\$572,547

Property type

Unit

Suburb

BRUNSWICK EAST

Period

01 May 2025 to 31 July 2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

6003/172 EDWARD ST, BRUNSWICK EAST, VIC 3057	*\$460,000	08/09/2025
510/360 LYGON ST, BRUNSWICK EAST, VIC 3057	\$380,000	28/03/2025
309/200 LYGON ST, BRUNSWICK EAST, VIC 3057	*\$356,000	26/07/2025

This Statement of Information was prepared on:

11/09/2025