

## 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

16/125 VICTORIA STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Apr 2025

to

31 Mar 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

20/374-378 LYGON STREET BRUNSWICK EAST VIC 3057	\$695,000	29-Nov-25
204/380 LYGON STREET BRUNSWICK EAST VIC 3057	\$658,000	12-Feb-26
212/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$635,000	16-Mar-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: 27 April 2026


**20/374-378 LYGON STREET  
BRUNSWICK EAST VIC 3057**
 2  1  2

 Sold Price **\$695,000** Sold Date **29-Nov-25**

 Distance **0.07km**

**204/380 LYGON STREET  
BRUNSWICK EAST VIC 3057**
 3  1  1

 Sold Price **\$658,000** Sold Date **12-Feb-26**

 Distance **0.08km**

**212/330 LYGON STREET  
BRUNSWICK EAST VIC 3057**
 2  2  2

 Sold Price **\$635,000** Sold Date **16-Mar-26**

 Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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