

## 22/21 Lytton Street, Carlton Vic 3053



**3 Bed 1 Bath 2 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 Year ending September 2024:  
 \$1,604,000

## Comparable Properties



### 12 Keele Street, Collingwood 3066 ( REI)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 154 sqm approx  
**Agent Comments:** Similar size, similar condition, inferior location



### 6/410 Queen Street, Melbourne 3000 (REI)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 07/09/2024  
**Property Type:** Unit  
**Agent Comments:** Similar size, similar condition, similar location



### 4/22 Rowe Street, Fitzroy North 3068 (REI)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,352,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Similar size, similar condition, superior location

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

22/21 Lytton Street, Carlton Vic 3053
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#### Indicative selling price

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

Range between 

\$1,200,000
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 & 

\$1,300,000
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#### Median sale price

Median price 

\$1,604,000
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 House 

x
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 Suburb 

Carlton
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Period - From 

01/10/2023
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 to 

30/09/2024
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 Source 

REIV
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#### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 Keele Street, COLLINGWOOD 3066	\$1,300,000	23/10/2024
6/410 Queen Street, MELBOURNE 3000	\$1,210,000	07/09/2024
4/22 Rowe Street, FITZROY NORTH 3068	\$1,352,000	24/08/2024

This Statement of Information was prepared on:

28/10/2024 14:10
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