

## 25/419 Lygon Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse  
 (Single)  
**Indicative Selling Price**  
 \$795,000  
**Median House Price**  
 Year ending December 2022:  
 \$472,000

## Comparable Properties



### 9/466 Nicholson Street, Fitzroy North 3068(REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$818,000  
**Method:** Auction Sale  
**Date:** 19/11/2022  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Older style brick townhouse in inferior condition.



### 1/108 Cambridge Street, Collingwood 3066(VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$804,000  
**Method:** Sale  
**Date:** 19/11/2022  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit  
**Agent Comments:** Two level apartment style townhouse with modern amenities. Inferior outdoor space.



### 15/3-25 Hanover Street, Fitzroy 3065 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 20/01/2023  
**Property Type:** Apartment  
**Agent Comments:** Single level apartment with large courtyard and secure car space on title.

## 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

25/419 Lygon Street, Carlton Vic 3053

#### Indicative selling price

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

Single price

\$795,000

#### Median sale price

Median price

\$472,000

Unit

x

Suburb

Carlton

Period - From

01/01/2022

to

31/12/2022

Source

REIV

#### 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 |
|--|-----------|--------------|
| 9/466 Nicholson Street, FITZROY NORTH 3068 | \$818,000 | 19/11/2022   |
| 1/108 Cambridge Street, COLLINGWOOD 3066   | \$804,000 | 19/11/2022   |
| 15/3-25 Hanover Street, FITZROY 3065       | \$800,000 | 20/01/2023   |

This Statement of Information was prepared on:

29/03/2023