

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

3106/590 Lygon Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$190,000 & \$205,000

Median sale price

Median price \$478,000 Property Type Unit Suburb Carlton

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 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
1	2P06/590 Lygon St CARLTON 3053	\$200,000	13/01/2025
2	3206/590 Lygon St CARLTON 3053	\$200,000	25/12/2024
3	4323/550 Lygon St CARLTON 3053	\$190,000	08/11/2024

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 six months.~~

This Statement of Information was prepared on: 18/02/2025 13:59



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Property Type: Apartment
Land Size: 32 sqm approx
Agent Comments

Indicative Selling Price
\$190,000 - \$205,000
Median Unit Price
Year ending December 2024: \$478,000

Comparable Properties



2P06/590 Lygon St CARLTON 3053 (REI)

Agent Comments

 1  1  -

Price: \$200,000
Method: Private Sale
Date: 13/01/2025
Property Type: Apartment
Land Size: 32 sqm approx

3206/590 Lygon St CARLTON 3053 (VG)

Agent Comments

 1  -  -

Price: \$200,000
Method: Sale
Date: 25/12/2024
Property Type: Strata Unit/Flat



4323/550 Lygon St CARLTON 3053 (VG)

Agent Comments

 1  -  -

Price: \$190,000
Method: Sale
Date: 08/11/2024
Property Type: Strata Unit/Flat

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303



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