

20/411 Lygon Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$820,000 - \$880,000
Median House Price
 25/01/2024 - 24/01/2025:
 \$1,388,000

Comparable Properties



21/411 Lygon Street, Carlton 3053 (REI)

2 Bed 2 Bath 1 Car
Price: \$875,000
Method: Private Sale
Date: 18/11/2024
Property Type: Townhouse (Single)
Agent Comments: Adjoining property of similar overall size; different floor plan



13/220 Elgin Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$813,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit
Agent Comments: 2 bedroom apartment in nearby development



13/7-29 Little Palmerston Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$840,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Unit
Agent Comments: 2 bedroom apartment in nearby development

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

20/411 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$820,000

 &

\$880,000

Median sale price

Median price

\$1,388,000

 House

x

 Suburb

Carlton

Period - From

25/01/2024

 to

24/01/2025

 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
21/411 Lygon Street, CARLTON 3053	\$875,000	18/11/2024
13/220 Elgin Street, CARLTON 3053	\$813,000	26/10/2024
13/7-29 Little Palmerston Street, CARLTON 3053	\$840,000	16/10/2024

This Statement of Information was prepared on:

25/01/2025 14:21
