

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

1108/570 LYGON STREET CARLTON VIC 3053

Indicative selling price

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

Single Price

or range
between

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

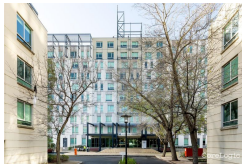
Date of sale

5511/570 LYGON STREET CARLTON VIC 3053	\$253,000	23-Jan-25
4217/550 LYGON STREET CARLTON VIC 3053	\$250,000	16-Apr-25
5204/570 LYGON STREET CARLTON VIC 3053	\$177,500	22-Mar-25

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: 03 June 2025



**5511/570 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

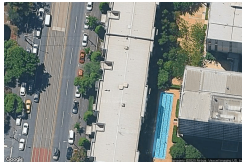
\$253,000

Sold Date

23-Jan-25

Distance

0km



**4217/550 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$250,000

Sold Date

16-Apr-25

Distance

0.06km



**5204/570 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$177,500

Sold Date

22-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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