

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

1202/570 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

8/570 LYGON STREET CARLTON VIC 3053	\$336,000	23-Oct-24
1402/570 LYGON STREET CARLTON VIC 3053	\$336,000	23-Oct-24
5714/570 LYGON STREET CARLTON VIC 3053	\$325,000	01-Jan-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: 12 August 2025



**8/570 LYGON STREET CARLTON
VIC 3053**

 2  1  1

Sold Price

\$336,000

Sold Date **23-Oct-24**

Distance **0km**



**1402/570 LYGON STREET
CARLTON VIC 3053**

 2  1  1

Sold Price

Sold Date **23-Oct-24**

Distance **0km**



**5714/570 LYGON STREET
CARLTON VIC 3053**

 2  1  1

Sold Price

\$325,000

Sold Date **01-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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