

## 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

1313/570 LYGON STREET CARLTON VIC 3053

### Indicative selling price

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1402/570 LYGON STREET CARLTON VIC 3053 | \$336,000 | 23-Oct-24 |
| 5714/570 LYGON STREET CARLTON VIC 3053 | \$325,000 | 01-Jan-25 |
| 8/570 LYGON STREET CARLTON VIC 3053    | \$336,000 | 23-Oct-24 |

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: 08 August 2025



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

 2  1  1

Sold Price **\$336,000** 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**



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

 2  1  1

Sold Price **\$336,000** Sold Date **23-Oct-24**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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