

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

14/1072 LYGON STREET CARLTON NORTH VIC 3054

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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Carlton North

Period-from

01 Sep 2024

to

31 Aug 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

2/1072 LYGON STREET CARLTON NORTH VIC 3054	\$695,000	28-Apr-25
1/1072 LYGON STREET CARLTON NORTH VIC 3054	-	28-Mar-25
12/1072 LYGON STREET CARLTON NORTH VIC 3054	\$730,000	10-Jul-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: 24 September 2025



2/1072 LYGON STREET CARLTON NORTH VIC 3054

Sold Price

\$695,000

Sold Date

28-Apr-25

 2

 1

 1

Distance

0km



1/1072 LYGON STREET CARLTON NORTH VIC 3054

Sold Price

- Sold Date

28-Mar-25

 2

 1

 2

Distance

0km



12/1072 LYGON STREET CARLTON NORTH VIC 3054

Sold Price

\$730,000

Sold Date

10-Jul-25

 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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