

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

2211/570 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

\$185,000

&

\$203,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 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

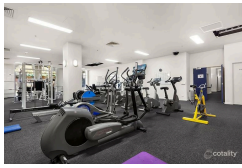
Date of sale

1611/570 LYGON STREET CARLTON VIC 3053	\$192,500	13-May-25
2411/570 LYGON STREET CARLTON VIC 3053	\$189,000	20-May-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: 25 July 2025



1611/570 LYGON STREET CARLTON VIC 3053

Sold Price

\$192,500

Sold Date

13-May-25

 1

 1

 -

Distance

0km



2411/570 LYGON STREET CARLTON VIC 3053

Sold Price

^{RS} **\$189,000**

Sold Date

20-May-25

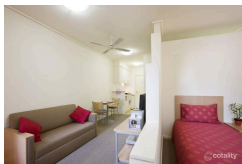
 1

 1

 1

Distance

0km



5204/570 LYGON STREET CARLTON VIC 3053

Sold Price

\$177,500

Sold Date

22-Mar-25

 1

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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