

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

2812/570 Lygon Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000

&

\$355,000

Median sale price

Median price \$509,500

Property Type Unit

Suburb Carlton

Period - From 01/04/2024

to 31/03/2025

Source REIV

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 six 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
1	201/239 Napier St FITZROY 3065	\$332,000	16/04/2025
2	308/160 Little Lonsdale St MELBOURNE 3000	\$365,000	26/03/2025
3	807/160 Little Lonsdale St MELBOURNE 3000	\$335,000	24/02/2025

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 six months.~~

This Statement of Information was prepared on:

13/05/2025 15:59



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$330,000 - \$355,000
Median Unit Price
Year ending March 2025: \$509,500

Comparable Properties

201/239 Napier St FITZROY 3065 (VG)

Agent Comments

2 - -

Price: \$332,000
Method: Sale
Date: 16/04/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

308/160 Little Lonsdale St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$365,000
Method: Sale
Date: 26/03/2025
Property Type: Flat/Unit/Apartment (Res)

807/160 Little Lonsdale St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$335,000
Method: Sale
Date: 24/02/2025
Property Type: Flat/Unit/Apartment (Res)