

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

3301/590 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$440,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 30/09/2025 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	104/4 Bik La FITZROY NORTH 3068	\$340,000	25/09/2025
2	709/518 Swanston St CARLTON 3053	\$335,000	14/09/2025
3	1002/6 Leicester St CARLTON 3053	\$330,000	29/08/2025

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: 26/11/2025 09:33



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Property Type: Strata Unit/Flat

Land Size: 50 sqm approx

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending September 2025: \$440,000

Comparable Properties



104/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments

 1
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  1

Price: \$340,000

Method: Private Sale

Date: 25/09/2025

Rooms: 2

Property Type: Apartment



709/518 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$335,000

Method: Private Sale

Date: 14/09/2025

Property Type: Apartment

1002/6 Leicester St CARLTON 3053 (VG)

Agent Comments

 1
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Price: \$330,000

Method: Sale

Date: 29/08/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Bow Residential | P: (03) 8672 2942



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