

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

4216/550 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

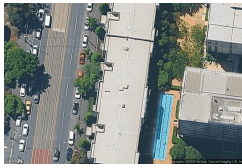
Date of sale

4217/550 LYGON STREET CARLTON VIC 3053	\$250,000	16-Apr-25
4323/550 LYGON STREET CARLTON VIC 3053	\$190,000	08-Nov-24
4021/550 LYGON STREET CARLTON VIC 3053	\$235,000	11-Dec-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: 02 July 2025



**4217/550 LYGON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$250,000

Sold Date

16-Apr-25

Distance

0km



**4323/550 LYGON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$190,000

Sold Date

08-Nov-24

Distance

0km



**4021/550 LYGON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$235,000

Sold Date

11-Dec-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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