

# 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

5403/570 Lygon Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$190,000

&

\$205,000

### Median sale price

Median price

\$493,000

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2025

to

30/06/2025

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	5503/570 Lygon St CARLTON 3053	\$198,000	12/08/2025
2	5013/570 Lygon St CARLTON 3053	\$200,000	16/05/2025
3	1611/570 Lygon St CARLTON 3053	\$192,500	13/05/2025

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:

12/09/2025 17:15

5403/570 Lygon Street, Carlton Vic 3053



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**Property Type:** Apartment  
**Land Size:** 32 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$190,000 - \$205,000  
**Median Unit Price**  
June quarter 2025: \$493,000

## Comparable Properties



**5503/570 Lygon St CARLTON 3053 (REI/VG)**

**Agent Comments**

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**Price:** \$198,000  
**Method:** Private Sale  
**Date:** 12/08/2025  
**Property Type:** Apartment



**5013/570 Lygon St CARLTON 3053 (VG)**

**Agent Comments**

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**Price:** \$200,000  
**Method:** Sale  
**Date:** 16/05/2025  
**Property Type:** Strata Unit/Flat



**1611/570 Lygon St CARLTON 3053 (REI/VG)**

**Agent Comments**

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**Price:** \$192,500  
**Method:** Private Sale  
**Date:** 13/05/2025  
**Property Type:** Studio Apartment