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	26/419 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Single price $740,000

Median sale price

Median price $385,000 Property Type Unit Suburb Carlton

Period - From 01/10/2025 to 31/12/2025 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	107/250 Gore St FITZROY 3065	$740,000	21/01/2026
2	905/470 Smith St COLLINGWOOD 3066	$740,000	16/01/2026
3			

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: 17/03/2026 11:28

26/419 Lygon Street, Carlton Vic 3053

JellisCraig

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$740,000
Median Unit Price
December quarter 2025: $385,000

Comparable Properties



107/250 Gore St FITZROY 3065 (REI/VG)

2 1 1

Price: $740,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment

Agent Comments



905/470 Smith St COLLINGWOOD 3066 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 16/01/2026
Property Type: Apartment

Agent Comments

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.

REIV THE DIFFERENCE

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