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	19/1102 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between $660,000 & $690,000

Median sale price

Median price $730,000 Property Type Unit Suburb Carlton North

Period - From 01/01/2025 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	4/718 Lygon St CARLTON NORTH 3054	$660,000	23/02/2026
2	24/700 Lygon St CARLTON NORTH 3054	$672,000	07/02/2026
3	5/1062 Lygon St CARLTON NORTH 3054	$690,000	05/12/2025

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: 08/04/2026 08:33

19/1102 Lygon Street, Carlton North Vic 3054



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$660,000 - $690,000
Median Unit Price
Year ending December 2025: $730,000

Comparable Properties



4/718 Lygon St CARLTON NORTH 3054 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

Agent Comments



24/700 Lygon St CARLTON NORTH 3054 (REI)

2 1 1

Price: $672,000
Method: Sold Before Auction
Date: 07/02/2026
Property Type: Apartment

Agent Comments



5/1062 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 1

Price: $690,000
Method: Private Sale
Date: 05/12/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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