740 Lygon Street, Carlton North, VIC 3054



2 Bed 1 Bath Row Car
Rooms: 4
Property Type: House (Res)
Indicative Selling Price
$950,000 - $1,020,000
Median House Price
Year ending December 2024:
$1,575,000

Comparable Properties



69 Princes Street, Carlton 3053 (REI/VG)
2 Bed 1 Bath 1 Car
Price: $1,010,000
Method: Sold Before Auction
Date: 26/11/2024
Property Type: House (Res)
Land Size: 121 sqm approx
Agent Comments: Comparable street positioning on busy road, similar attributes but offers parking, fully renovated



93 Elgin Street, Carlton 3053 (REI/VG)
2 Bed 1 Bath
Price: $1,050,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 89 sqm approx
Agent Comments: Comparable land size and attributes, double story unrenovated, similar location and street positioning on main road



325 Nicholson Street, Carlton North 3054 (REI/VG)
2 Bed 1 Bath
Price: $1,087,000
Method: Sold Before Auction
Date: 11/10/2024
Property Type: House
Land Size: 160 sqm approx
Agent Comments: Larger land size, comparable street positioning on busy road and attributes, renovated throughout

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 740 Lygon Street, Carlton North, VIC 3054

Indicative selling price

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

Range between/ Single price: $950,000 & $1,020,000

Median sale price

Median price: $1,575,000 House: x Suburb: Carlton North

Period - From: 01/01/2024 to: 31/12/2024 Source: REIV

Comparable property sales

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
69 Princes Street, Carlton 3053	$1,010,000	26/11/2024
93 Elgin Street, Carlton 3053	$1,050,000	16/11/2024
325 Nicholson Street, Carlton North 3054	$1,087,000	11/10/2024

This Statement of Information was prepared on: 05/03/2025 09:23