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	2/1072 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between $650,000 & $699,000

Median sale price

Median price $665,000 Property Type Unit Suburb Carlton North

Period - From 01/10/2024 to 31/12/2024 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	1/700 Lygon St CARLTON NORTH 3054	$665,000	09/11/2024
2	3/230 Lygon St BRUNSWICK EAST 3057	$660,000	25/10/2024
3	10/1102 Lygon St CARLTON NORTH 3054	$700,000	23/10/2024

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: 18/03/2025 11:12

2/1072 Lygon Street, Carlton North Vic 3054

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $699,000
Median Unit Price
December quarter 2024: $665,000

Comparable Properties



1/700 Lygon St CARLTON NORTH 3054 (REI)

2 1 1

Price: $665,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Apartment

Agent Comments



3/230 Lygon St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 25/10/2024
Property Type: Apartment

Agent Comments

Very similar style of apartment. Same Street but in Brunswick East which has a lower median sale price. Within 2km



10/1102 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Apartment

Agent Comments

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