3009/590 Lygon Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
$250,000 - $275,000
Median House Price
Year ending March 2025: $509,500

Comparable Properties



4217/550 Lygon Street, CARLTON 3053 (VG)

1 Bed 1 Bath - Car
Price: $250,000
Method: Sale
Date: 16/04/2025
Property Type: Studio Apartment
Agent Comments: This property has the following in comparison: Similar location, Similar size & Inferior accommodation.



305/20 Reeves Street, CARLTON 3053 (VG)

1 Bed 1 Bath - Car
Price: $275,000
Method: Sale
Date: 20/02/2025
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Superior Size & Inferior accommodation.



5511/570 Lygon Street, CARLTON 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $253,000
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, inferior accommodation & superior size.

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	3009/590 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between $250,000 & $275,000

Median sale price

Median price $509,500 Unit x Suburb Carlton

Period - From 01/04/2024 to 31/03/2025 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
4217/550 Lygon Street, CARLTON 3053	$250,000	16/04/2025
305/20 Reeves Street, CARLTON 3053	$275,000	20/02/2025
5511/570 Lygon Street, CARLTON 3053	$253,000	23/01/2025

This Statement of Information was prepared on: 25/06/2025 13:44