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	2610/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between $185,000 & $200,000

Median sale price

Median price $493,000 Property Type Unit Suburb Carlton

Period - From 01/04/2025 to 30/06/2025 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	5503/570 Lygon St CARLTON 3053	$198,000	12/08/2025
2	457/800 Swanston St CARLTON 3053	$172,000	05/08/2025
3	431/746 Swanston St CARLTON 3053	$210,000	25/07/2025

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: 03/09/2025 09:20

2610/570 Lygon Street, Carlton Vic 3053

Gus Izzo
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0434 006 209
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1 1 0

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 11344.75 sqm approx

Agent Comments

Indicative Selling Price
$185,000 - $200,000
Median Unit Price
June quarter 2025: $493,000

Comparable Properties



5503/570 Lygon St CARLTON 3053 (REI)

1 1 -

Price: $198,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Agent Comments



457/800 Swanston St CARLTON 3053 (REI/VG)

1 1 -

Price: $172,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment

Agent Comments



431/746 Swanston St CARLTON 3053 (REI/VG)

1 1 -

Price: $210,000
Method: Private Sale
Date: 25/07/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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