

# 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

2908/570 Lygon Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$325,000 & \$350,000

### Median sale price

Median price \$410,000 Property Type Unit Suburb Carlton

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	104/6 Leicester St CARLTON 3053	\$350,000	03/12/2025
2	1008/39 Lonsdale St MELBOURNE 3000	\$335,000	02/12/2025
3	2812/570 Lygon St CARLTON 3053	\$340,000	21/10/2025

**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:

09/02/2026 13:16



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**Rooms:** 4  
**Property Type:**  
**Land Size:** 54 sqm approx  
 Agent Comments  
 2 bedrooms plus study

**Indicative Selling Price**  
 \$325,000 - \$350,000  
**Median Unit Price**  
 Year ending December 2025: \$410,000

## Comparable Properties



**104/6 Leicester St CARLTON 3053 (REI/VG)**

Agent Comments

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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Apartment

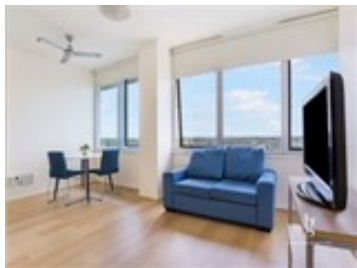


**1008/39 Lonsdale St MELBOURNE 3000 (REI/VG)**

Agent Comments

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**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Property Type:** Apartment



**2812/570 Lygon St CARLTON 3053 (REI/VG)**

Agent Comments

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**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** Apartment  
**Land Size:** 55 sqm approx

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