

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

26/419 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$385,000 Property Type Unit Suburb Carlton

Period - From 01/10/2025 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	37/438 Cardigan St CARLTON 3053	\$720,000	18/12/2025
2	6/39 Bouverie St CARLTON 3053	\$710,000	28/10/2025
3	2/1a Canning St NORTH MELBOURNE 3051	\$700,000	25/10/2025

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:

05/03/2026 10:31



Property Type: Townhouse/Unit
(Single)

Agent Comments

Comparable Properties



37/438 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 18/12/2025

Property Type: Unit



6/39 Bouverie St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$710,000

Method: Sold Before Auction

Date: 28/10/2025

Property Type: Apartment

Land Size: 83 sqm approx



2/1a Canning St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit