

9/1066 Lygon Street, Carlton North Vic 3054



3 Bed 2 Bath 2 Car
Property Type: Unit
Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Y19/02/2025 - 18/02/2026:
 \$1,010,000

Comparable Properties



17/259-277 Nicholson Street, CARLTON 3053 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,027,500
Method: Auction Sale
Date: 06/12/2025
Property Type: Apartment
Agent Comments: Comparable location and size, not Renovated. Only 1 car space, comparable property



B302/55 John Street, BRUNSWICK EAST 3057 (REI/VG)

3 Bed 2 Bath 2 Car
Price: \$980,000
Method: Private Sale
Date: 22/11/2025
Property Type: Apartment
Agent Comments: Comparable size, inferior location, inferior property



402/10 Dods Street, BRUNSWICK 3056 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,050,000
Method: Private Sale
Date: 01/11/2025
Property Type: Apartment
Agent Comments: Slightly larger property. Only 1 car space Inferior location, comparable property

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

9/1066 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,010,000 Townhouse x Suburb Essendon

Period - From 19/02/2025 to 18/02/2026 Source Property Data

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
17/259-277 Nicholson Street, CARLTON 3053	\$1,027,500	06/12/2025
B302/55 John Street, BRUNSWICK EAST 3057	\$980,000	22/11/2025
402/10 Dods Street, BRUNSWICK 3056	\$1,050,000	01/11/2025

This Statement of Information was prepared on:

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