

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

37/109 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$170,000 & \$185,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Carlton North

Period - From

01/04/2024

to

31/03/2025

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	C31/415 Brunswick Rd BRUNSWICK WEST 3055	\$180,000	18/03/2025
2	3106/590 Lygon St CARLTON 3053	\$190,000	17/02/2025
3	2107/570 Lygon St CARLTON 3053	\$170,000	18/01/2025

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:

21/05/2025 14:20



Property Type:
Agent Comments

Indicative Selling Price
\$170,000 - \$185,000
Median Unit Price
Year ending March 2025: \$730,000

Comparable Properties

C31/415 Brunswick Rd BRUNSWICK WEST 3055 (VG) Agent Comments



Price: \$180,000
Method: Sale
Date: 18/03/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



3106/590 Lygon St CARLTON 3053 (REI/VG) Agent Comments



Price: \$190,000
Method: Private Sale
Date: 17/02/2025
Property Type: Apartment
Land Size: 32 sqm approx

2107/570 Lygon St CARLTON 3053 (VG) Agent Comments



Price: \$170,000
Method: Sale
Date: 18/01/2025
Property Type: Strata Unit/Flat