

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

25/109 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$165,000

&

\$175,000

Median sale price

Median price \$440,000

Property Type Unit

Suburb Carlton

Period - From 01/01/2025

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	701/55 Villiers St NORTH MELBOURNE 3051	\$165,000	13/04/2025
2	507/60 Market St MELBOURNE 3000	\$175,000	08/03/2025
3	1010/60 Market St MELBOURNE 3000	\$171,500	06/03/2025

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 11:48



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$165,000 - \$175,000
Median Unit Price
March quarter 2025: \$440,000

Comparable Properties



701/55 Villiers St NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 -

Price: \$165,000
Method: Private Sale
Date: 13/04/2025
Property Type: Apartment



507/60 Market St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$175,000
Method: Private Sale
Date: 08/03/2025
Property Type: Studio Apartment
Land Size: 1074 sqm approx



1010/60 Market St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$171,500
Method: Private Sale
Date: 06/03/2025
Property Type: Apartment
Land Size: 1074 sqm approx