

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

10/461 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$560,000

&

\$600,000

Median sale price

Median price \$411,000

Property Type Unit

Suburb Carlton

Period - From 01/07/2025

to

30/06/2026

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	13/540 Swanston St CARLTON 3053	\$550,000	13/08/2026
2	216/101 Grattan St CARLTON 3053	\$600,000	17/07/2026
3	117/101 Grattan St CARLTON 3053	\$605,000	19/06/2026

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:

01/09/2026 12:00

10/461 Lygon Street, Carlton Vic 3053



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

Year ending June 2026: \$411,000

Comparable Properties



13/540 Swanston St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 13/08/2026

Property Type: Apartment



216/101 Grattan St CARLTON 3053 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 17/07/2026

Property Type: Apartment



117/101 Grattan St CARLTON 3053 (REI/VG)

Agent Comments

 2  1  1

Price: \$605,000

Method: Private Sale

Date: 19/06/2026

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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