

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

1018 LYGON STREET CARLTON NORTH VIC 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,582,500

Property type

Commercial

Suburb

Carlton North

Period-from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

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 6 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

107 LYGON STREET BRUNSWICK EAST VIC 3057	\$1,078,000	20-Jul-26
13/306 ALBERT STREET BRUNSWICK VIC 3056	\$1,100,000	30-Jul-26
109 QUEENS PARADE CLIFTON HILL VIC 3068	\$1,083,500	18-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 06 October 2026



107 LYGON STREET BRUNSWICK EAST VIC 3057

Bed - Bath - Car 1

Sold Price

\$1,078,000

Sold Date

20-Jul-26

Distance

0.75km



13/306 ALBERT STREET BRUNSWICK VIC 3056

Bed - Bath - Car 1

Sold Price

\$1,100,000

Sold Date

30-Jul-26

Distance

1.75km



109 QUEENS PARADE CLIFTON HILL VIC 3068

Bed - Bath - Car -

Sold Price

\$1,083,500

Sold Date

18-Jun-26

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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