

5609/570 Lygon Street, Carlton Vic 3053



1 Bed 1 Bath - Car

Property Type: Apartment

Indicative Selling Price

\$230,000 - \$250,000

Median House Price

June quarter 2026: \$385,000

Comparable Properties



320/118 Franklin Street MELBOURNE 3000 (REI)

1 Bed 1 Bath - Car

Price: \$240,000

Method: Private Sale

Date: 23/09/2026

Property Type: Apartment

Agent Comments: The selected property for comparison has the following : Similar location. Superior condition & Inferior layout



727/118 Franklin Street MELBOURNE 3000 (REI)

1 Bed 1 Bath - Car

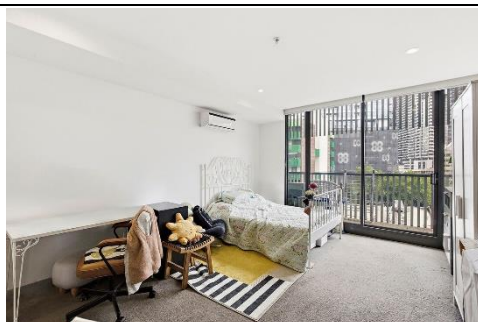
Price: \$243,000

Method: Private Sale

Date: 16/09/2026

Property Type: Apartment

Agent Comments: The selected property for comparison has the following : Superior location, Inferior accommodation & Similar size



609/6 Leicester Street CARLTON 3053 (REI)

1 Bed 1 Bath - Car

Price: \$228,000

Method: Private Sale

Date: 16/09/2026

Property Type: Apartment

Agent Comments: The selected property for comparison has the following : Similar location, Inferior accommodation and Inferior Size

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

5609/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$230,000 & \$250,000

Median sale price

Median price \$385,000 Unit x Suburb Carlton

Period - From 01/04/2025 to 30/06/2026 Source REIV

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
320/118 Franklin Street MELBOURNE 3000	\$240,000	23/09/2026
727/118 Franklin Street MELBOURNE 3000	\$243,300	16/09/2026
609/6 Leicester Street CARLTON 3053	\$228,000	16/09/2026

This Statement of Information was prepared on:

24/09/2026 16:24