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	6203/570 LYGON STREET CARLTON VIC 3053

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	$210,000	&	$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$320,000	Property type	Unit	Suburb	Carlton
Period-from	01 Sep 2025	to	31 Aug 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
6018/570 LYGON STREET CARLTON VIC 3053	$208,000	01-Aug-26
5210/570 LYGON STREET CARLTON VIC 3053	$235,000	24-Apr-26
5308/570 LYGON STREET CARLTON VIC 3053	$238,000	04-Feb-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: 15 September 2026

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6018/570 LYGON STREET CARLTON VIC 3053

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Sold Price **$208,000** Sold Date **01-Aug-26**

Distance **0km**

5210/570 LYGON STREET CARLTON VIC 3053

1 1 1

Sold Price **$235,000** Sold Date **24-Apr-26**

Distance **0.04km**

5308/570 LYGON STREET CARLTON VIC 3053

1 1 1

Sold Price **$238,000** Sold Date **04-Feb-26**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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