

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

6018/570-574 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2025

to

30 Jun 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

5210/570-574 LYGON STREET CARLTON VIC 3053	\$235,000	24-Apr-26
5308/570-574 LYGON STREET CARLTON VIC 3053	\$238,000	04-Feb-26
5703/570-574 LYGON STREET CARLTON VIC 3053	\$203,000	27-Jan-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: 27 July 2026



**5210/570-574 LYGON STREET
 CARLTON VIC 3053**

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

Distance **0.04km**



**5308/570-574 LYGON STREET
 CARLTON VIC 3053**

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

Distance **0.04km**



**5703/570-574 LYGON STREET
 CARLTON VIC 3053**

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Sold Price **\$203,000** Sold Date **27-Jan-26**

Distance **0.04km**

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

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