

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

15/3 Lytton Street, Carlton Vic 3053

Indicative selling price

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

Range between \$740,000

&

\$780,000

Median sale price

Median price \$493,000

Property Type Unit

Suburb Carlton

Period - From 01/04/2025

to

30/06/2025

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	25/682 Nicholson St FITZROY NORTH 3068	\$760,000	28/07/2025
2	30/7-29 Little Palmerston St CARLTON 3053	\$785,000	08/06/2025
3	14/3 Lytton St CARLTON 3053	\$725,000	09/05/2025

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:

06/08/2025 09:45

15/3 Lytton Street, Carlton Vic 3053



 2  

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median Unit Price
June quarter 2025: \$493,000

Comparable Properties



25/682 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

 2  1  1

Price: \$760,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment



30/7-29 Little Palmerston St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$785,000
Method: Private Sale
Date: 08/06/2025
Property Type: Apartment



14/3 Lytton St CARLTON 3053 (REI/VG)

Agent Comments

 2  1  1

Price: \$725,000
Method: Private Sale
Date: 09/05/2025
Property Type: Unit

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



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