

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

650 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$980,000

&

\$1,040,000

Median sale price

Median price \$1,842,000

Property Type House

Suburb Carlton North

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	93 Pigdon St CARLTON NORTH 3054	\$995,000	05/07/2025
2	96 Kay St CARLTON 3053	\$1,125,000	14/06/2025
3	740 Lygon St CARLTON NORTH 3054	\$1,010,000	29/03/2025

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:

23/07/2025 14:39



2 1.5

Rooms: 4

Property Type: House

Land Size: 141 sqm approx

Agent Comments

Comparable Properties



93 Pigdon St CARLTON NORTH 3054 (REI)

Agent Comments

2 1 -

Price: \$995,000

Method: Private Sale

Date: 05/07/2025

Property Type: House



96 Kay St CARLTON 3053 (REI)

Agent Comments

2 1 -

Price: \$1,125,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)



740 Lygon St CARLTON NORTH 3054 (REI/VG)

Agent Comments

2 1 -

Price: \$1,010,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)