

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Bizarre

Property offered for sale

Street: 114 PRINCES STREET

Suburb: CARLTON NORTH

State: VIC

Postcode: 3054

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: \$ 1,600,000 and \$ 1,750,000

Median sale price

Median price: \$ 1,680,000

Property type: House

Suburb:

Period - From: 01 / 07 / 2024 to: 30 / 06 / 2025 Source: Core Logic

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	485 Lygon Street, Princes Hill	\$ 1,800,000	28 / 06 / 2025
2	69 Queens Parade, Clifton Hill	\$ 1,690,000	28 / 03 / 2025
3	481 Station Street, Carlton North	\$ 1,700,000	01 / 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: 04 July 2025