

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

6211/160 VICTORIA 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

6202/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$665,000	28-Mar-25
2410/318 RUSSELL STREET MELBOURNE VIC 3000	\$700,000	10-Mar-25
3817/228 LA TROBE STREET MELBOURNE VIC 3000	\$680,000	05-May-25

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: 23 June 2025



6202/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$665,000** Sold Date **28-Mar-25**

Distance **0.66km**



2410/318 RUSSELL STREET MELBOURNE VIC 3000

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Sold Price **\$700,000** Sold Date **10-Mar-25**

Distance **0.55km**



3817/228 LA TROBE STREET MELBOURNE VIC 3000

2 2 -

Sold Price ^{RS} **\$680,000** Sold Date **05-May-25**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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