

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

601/77 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$260,000 & \$280,000

Median sale price

Median price \$388,250 Property Type Unit Suburb Carlton

Period - From 21/07/2024 to 20/07/2025 Source Property Data

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	1015/31 City Rd SOUTHBANK 3006	\$290,000	09/07/2025
2	117/264 Drummond St CARLTON 3053	\$390,000	08/07/2025
3	705/380 Little Lonsdale St MELBOURNE 3000	\$325,000	04/07/2025

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:

21/07/2025 13:49



Property Type:
Agent Comments

Indicative Selling Price
\$260,000 - \$280,000
Median Unit Price
21/07/2024 - 20/07/2025: \$388,250

Comparable Properties



1015/31 City Rd SOUTHBANK 3006 (REI) Agent Comments

1 1 -

Price: \$290,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment



117/264 Drummond St CARLTON 3053 (REI) Agent Comments

1 1 -

Price: \$390,000
Method: Private Sale
Date: 08/07/2025
Property Type: Unit



705/380 Little Lonsdale St MELBOURNE 3000 (REI) Agent Comments

1 1 -

Price: \$325,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment