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

4/123 Leicester Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$740,000		&		\$790,000			
Median sale p	rice							
Median price	\$493,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/65 Oshanassy St NORTH MELBOURNE 3051	\$780,000	05/07/2025
2	44/438 Cardigan St CARLTON 3053	\$731,000	18/06/2025
3	7/116 Drummond St CARLTON 3053	\$768,000	25/04/2025

OR

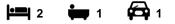
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/07/2025 09:39







Property Type: Apartment Agent Comments

Indicative Selling Price \$740,000 - \$790,000 **Median Unit Price** June guarter 2025: \$493,000

Comparable Properties



5/65 Oshanassy St NORTH MELBOURNE 3051 (REI)

1



Price: \$780,000 Method: Auction Sale Date: 05/07/2025 Property Type: Apartment



44/438 Cardigan St CARLTON 3053 (REI)

Agent Comments

Agent Comments



Price: \$731,000 Method: Sold Before Auction Date: 18/06/2025 Property Type: Apartment



7/116 Drummond St CARLTON 3053 (REI/VG) ÷ 2

ŝ 1 1

Agent Comments

Price: \$768,000

Method: Private Sale Date: 25/04/2025 Property Type: Apartment

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.