Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	605/6 Leicester Street, Carlton Vic 3053
postcode	

Indicative selling price

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

Range between \$390,000	&	\$429,000
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Median sale price

Median price	\$440,000	Pro	perty Type U	nit		Suburb	Carlton
Period - From	01/01/2025	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	306/757 Bourke St DOCKLANDS 3008	\$410,000	16/05/2025
2	1308/33 Mackenzie St MELBOURNE 3000	\$414,000	17/04/2025
3	409/100 Exhibition St MELBOURNE 3000	\$390,000	17/04/2025

OR

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

This Statement of Information was prepared on:	27/06/2025 12:03









Indicative Selling Price \$390,000 - \$429,000 **Median Unit Price** March quarter 2025: \$440,000

Comparable Properties



306/757 Bourke St DOCKLANDS 3008 (REI)

Price: \$410,000 Method: Private Sale Date: 16/05/2025

Property Type: Apartment

Agent Comments



1308/33 Mackenzie St MELBOURNE 3000 (REI/VG)

2





Agent Comments

Price: \$414.000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment



409/100 Exhibition St MELBOURNE 3000 (REI)





Price: \$390,000 Method: Private Sale Date: 17/04/2025

Rooms: 5 Property Type: Apartment Agent Comments

Account - Fletchers | P: 03 9571 7777



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