

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

919/160 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

\$500,000

&

\$520,000

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

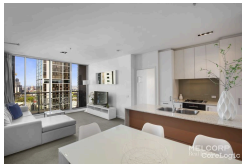
Date of sale

2501A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$505,000	31-Dec-24
3010/500 ELIZABETH STREET MELBOURNE VIC 3000	\$518,000	18-Mar-25
6301/500 ELIZABETH STREET MELBOURNE VIC 3000	\$510,000	13-Jan-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



**2501A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$505,000** Sold Date **31-Dec-24**

Distance **0.13km**



**3010/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$518,000** Sold Date **18-Mar-25**

Distance **0.18km**



**6301/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$510,000** Sold Date **13-Jan-25**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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