

2/25 Barkly Street, Carlton Vic 3053



1 Bed 1 Bath - Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$400,000 - \$440,000

Median House Price

Year ending December 2025:

\$410,000

Comparable Properties



206/475 Cardigan Street, CARLTON 3053 (REI)

1 Bed 1 Bath 1 Car

Price: \$412,000

Method: Private Sale

Date: 30/01/2026

Property Type: Apartment

Agent Comments: Contemporary apartment; smaller floor plan



709/495 Rathdowne Street, CARLTON 3053 (REI)

1 Bed 1 Bath 1 Car

Price: \$415,500

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment

Agent Comments: Contemporary apartment; smaller floor plan



11/422-432 Cardigan Street, CARLTON 3053 (REI)

1 Bed 1 Bath 1 Car

Price: \$450,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment

Agent Comments: Older apartment in larger complex

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2/25 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$410,000 Unit x Suburb Carlton

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales

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
206/475 Cardigan Street, CARLTON 3053	\$412,000	30/01/2026
709/495 Rathdowne Street, CARLTON 3053	\$415,500	27/01/2026
11/422-432 Cardigan Street, CARLTON 3053	\$450,000	24/11/2025

This Statement of Information was prepared on:

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