

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 44/422 Cardigan Street, Carlton, VIC 3053

Indicative selling price

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

Price Range \$540,000 & \$570,000

Median sale price

Median price \$385,000 Property Type House Suburb Carlton (3053)

Period - From 19/03/2025 to 19/03/2026 Source REIV

Comparable property sales

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
15/108 ELGIN STREET, CARLTON VIC 3053	\$540,000	23/02/2026
2408/555 SWANSTON STREET, CARLTON VIC 3053	\$568,888	02/12/2026
1014/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$550,000	04/02/2026

This Statement of Information was prepared on: 19/03/2026

