

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

106/8 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$605,000

&

\$650,000

Median sale price

Median price

\$385,000

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2025

to

31/12/2025

Source

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	Price	Date of sale
1	107/950 Swanston St CARLTON 3053	\$630,000	14/01/2026
2	103/496 Brunswick St FITZROY NORTH 3068	\$641,000	24/12/2025
3	303/94 Canning St CARLTON 3053	\$620,000	20/11/2025

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:

25/03/2026 13:42

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Indicative Selling Price

\$605,000 - \$650,000

Median Unit Price

December quarter 2025: \$385,000



 2  2  1

Property Type: Apartment

Land Size: 81 approx. sqm approx

Agent Comments

Comparable Properties



107/950 Swanston St CARLTON 3053 (REI)

Agent Comments

 2  2  1

Price: \$630,000

Method: Private Sale

Date: 14/01/2026

Property Type: Apartment



103/496 Brunswick St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 2  2  1

Price: \$641,000

Method: Private Sale

Date: 24/12/2025

Property Type: Apartment



303/94 Canning St CARLTON 3053 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100