

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 701/123 Pelham Street, Carlton, VIC 3053

Indicative selling price

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

Price Range

\$420,000

&

\$460,000

Median sale price

Median price

\$385,000

Property Type

House

Suburb

Carlton (3053)

Period - From

27/03/2025

to

27/03/2026

Source

REIV

Comparable property sales

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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
L4 406/67 BOUVERIE STREET, CARLTON VIC 3053	\$450,000	19/02/2026
110/525 RATHDOWNE STREET, CARLTON VIC 3053	\$480,000	26/09/2025
102/545 RATHDOWNE STREET, CARLTON VIC 3053	\$430,000	30/04/2025

This Statement of Information was prepared on: 27/03/2026

