

## 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

101/94 CANNING STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

301/37 PALMERSTON STREET CARLTON VIC 3053	\$400,000	12-Feb-26
202/82 CANNING STREET CARLTON VIC 3053	\$420,000	03-May-25
16/25 BARKLY STREET CARLTON VIC 3053	\$402,500	13-Apr-26

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: 30 April 2026


**301/37 PALMERSTON STREET  
CARLTON VIC 3053**
 1  1  1

 Sold Price **\$400,000** Sold Date **12-Feb-26**

 Distance **0km**

**202/82 CANNING STREET  
CARLTON VIC 3053**
 1  1  1

 Sold Price **\$420,000** Sold Date **03-May-25**

 Distance **0km**

**16/25 BARKLY STREET CARLTON  
VIC 3053**
 1  1  1

 Sold Price <sup>RS</sup> **\$402,500** Sold Date **13-Apr-26**

 Distance **0.19km**

**2/47-57 BARKLY STREET  
CARLTON VIC 3053**
 1  1  1

 Sold Price **\$440,000** Sold Date **12-Nov-25**

 Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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