

## 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

104/479 CARDIGAN 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

\$580,000

&

\$620,000

### 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

|   |           |           |
|---|-----------|-----------|
| 303/94 CANNING STREET CARLTON VIC 3053    | \$620,000 | 20-Nov-25 |
| 6113/160 VICTORIA STREET CARLTON VIC 3053 | \$660,000 | 22-Jan-26 |
| 411/1-19 BOUVERIE STREET CARLTON VIC 3053 | \$660,000 | 16-Feb-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: 29 April 2026


**303/94 CANNING STREET  
CARLTON VIC 3053**
 2
  2
  1

 Sold Price **\$620,000** Sold Date **20-Nov-25**

 Distance **0.74km**

**6113/160 VICTORIA STREET  
CARLTON VIC 3053**
 2
  2
  1

 Sold Price **\$660,000** Sold Date **22-Jan-26**

 Distance **1.42km**

**411/1-19 BOUVERIE STREET  
CARLTON VIC 3053**
 2
  2
  1

 Sold Price Sold Date **16-Feb-26**

 Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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