

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

202/127 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$1,547,500

Property Type House

Suburb Carlton

Period - From 19/08/2026

to 19/02/2026

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	205/9 Smith St FITZROY 3065	\$650,000	14/02/2026
2	3/25 Queensberry PI CARLTON 3053	\$640,000	17/12/2025
3			

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:

19/02/2026 08:53



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000

Median House Price

December quarter 2025: \$1,547,500

Comparable Properties



205/9 Smith St FITZROY 3065 (REI)

Agent Comments

1
 1
 1

Price: \$650,000

Method: Private Sale

Date: 14/02/2026

Property Type: Apartment



3/25 Queensberry PI CARLTON 3053 (REI)

Agent Comments

1
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Price: \$640,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999