

# 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

93 Princes 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,547,500 Property Type House 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 | 1 Charles PI FITZROY 3065        | \$1,265,000 | 28/10/2025   |
| 2 | 10 Argyle PI.N CARLTON 3053      | \$1,200,000 | 15/10/2025   |
| 3 | 84 Princes St CARLTON NORTH 3054 | \$1,250,000 | 16/09/2025   |

**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:

18/02/2026 14:44

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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 110 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 December quarter 2025: \$1,547,500

## Comparable Properties



**1 Charles PI FITZROY 3065 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,265,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2025  
**Property Type:** Townhouse (Res)



**10 Argyle Pl.N CARLTON 3053 (REI)**

Agent Comments

4 2 -

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 15/10/2025  
**Property Type:** House

**84 Princes St CARLTON NORTH 3054 (VG)**

Agent Comments

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**Price:** \$1,250,000  
**Method:** Sale  
**Date:** 16/09/2025  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 136 sqm approx

Account - Jellis Craig | P: 03 8415 6100