

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 16/25 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$385,000 Property Type Unit 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	11/50 Barkly St CARLTON 3053	\$385,000	04/12/2025
2	301/60 Stanley St COLLINGWOOD 3066	\$405,000	29/09/2025
3	408/495 Rathdowne St CARLTON 3053	\$390,000	11/09/2025

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: 27/01/2026 09:49



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$400,000

Median Unit Price

December quarter 2025: \$385,000

Comparable Properties



11/50 Barkly St CARLTON 3053 (REI)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 04/12/2025

Property Type: Apartment



301/60 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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Price: \$405,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



408/495 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 11/09/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9403 9300