

# 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

184 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)

Range between \$1,750,000 & \$1,850,000

### 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	221 Argyle St FITZROY 3065	\$1,750,000	16/08/2025
2			
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.

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**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

December quarter 2025: \$1,547,500



**Property Type:** House (Res)

**Land Size:** 156 sqm approx

Agent Comments

## Comparable Properties



**221 Argyle St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** House (Res)

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.