

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

213/121 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$350,000

Property Type

Unit

Suburb

Carlton

Period - From

30/01/2025

to

29/01/2026

Source

Property Data

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	302/127 Cardigan St CARLTON 3053	\$745,000	22/09/2025
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.

This Statement of Information was prepared on:

30/01/2026 08:34

Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au



1 1 0

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
30/01/2025 - 29/01/2026: \$350,000

Comparable Properties



302/127 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments

1 1 1

Price: \$745,000
Method: Private Sale
Date: 22/09/2025
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 - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688