

Statement of Information



Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: g03f/8 Elgin St ,

Suburb: Carlton

State: VIC

Postcode: 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price: \$ _____~~

~~OR~~

Range between: \$ 550,000 and \$ 570,000

Median sale price

Median price: \$ 407,000

Property type: Unit/ Apartment

Suburb: Carlton

Period - From: 30 / 11 / 2024 to: 31 / 05 / 2025 Source: Cotality

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	<u>2/355 RATHDOWNE STREET CARLTON VIC 3053</u>	<u>\$ 555,000</u>	<u>10 / 04 / 2025</u>
2	<u>42/1 ST DAVID STREET FITZROY VIC 3065</u>	<u>\$ 685,000</u>	<u>22 / 03 / 2025</u>
3	<u>304/300 YOUNG STREET FITZROY VIC 3065</u>	<u>\$ 665,000</u>	<u>28 / 03 / 2025</u>

~~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: 31 May 2025