

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

708/8 ELGIN STREET CARLTON VIC 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2024

to

31 Aug 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

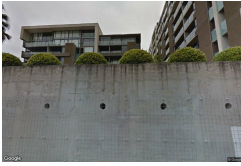
Date of sale

1293/604-640 SWANSTON STREET CARLTON VIC 3053	\$540,000	01-Jul-25
104/80 STANLEY STREET COLLINGWOOD VIC 3066	\$485,000	10-Apr-25
41/1-25 BARKLY STREET CARLTON VIC 3053	\$385,000	07-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 09 September 2025



1293/604-640 SWANSTON STREET Sold Price **\$540,000** Sold Date **01-Jul-25**
CARLTON VIC 3053

1 1 -

Distance **1km**



104/80 STANLEY STREET Sold Price **\$485,000** Sold Date **10-Apr-25**
COLLINGWOOD VIC 3066

1 1 -

Distance **1.19km**



41/1-25 BARKLY STREET CARLTON Sold Price **\$385,000** Sold Date **07-Mar-25**
VIC 3053

1 1 -

Distance **0.11km**



508/518 SWANSTON STREET Sold Price **\$350,000** Sold Date **25-Mar-25**
CARLTON VIC 3053

1 1 -

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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