

## 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

3604/160 VICTORIA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

5104/160 VICTORIA STREET CARLTON VIC 3053	\$695,000	05-Jun-24
3514/160 VICTORIA STREET CARLTON VIC 3053	\$685,000	27-Dec-24
6511/160 VICTORIA STREET CARLTON VIC 3053	\$665,000	21-Nov-23

OR

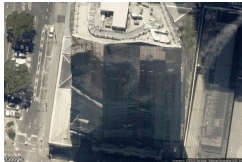
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 April 2025


**5104/160 VICTORIA STREET  
CARLTON VIC 3053**

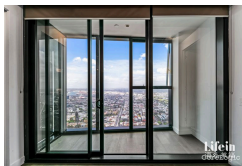
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 Sold Price **\$695,000** Sold Date **05-Jun-24**

 Distance **0km**

**3514/160 VICTORIA STREET  
CARLTON VIC 3053**

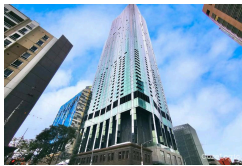
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 Sold Price **\$685,000** Sold Date **27-Dec-24**

 Distance **0km**

**6511/160 VICTORIA STREET  
CARLTON VIC 3053**

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 Sold Price **\$665,000** Sold Date **21-Nov-23**

 Distance **0km**

**6612/160 VICTORIA STREET  
CARLTON VIC 3053**

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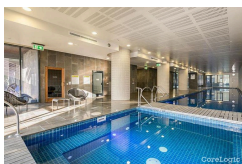
 Sold Price **\$639,999** Sold Date **07-Feb-25**

 Distance **0km**

**2402/27 THERRY STREET  
MELBOURNE VIC 3000**

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 Sold Price **\$720,000** Sold Date **28-Oct-24**

 Distance **0.13km**

**2702/27 THERRY STREET  
MELBOURNE VIC 3000**

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 Sold Price Sold Date **15-Oct-24**

 Distance **0.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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**4002/27 TERRY STREET  
MELBOURNE VIC 3000**

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Sold Price **\$700,000** Sold Date **28-Aug-24**

Distance **0.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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