

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

304/181 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Single price \$2,295,000

Median sale price

Median price \$440,000

Property Type Unit

Suburb Carlton

Period - From 01/10/2024

to 30/09/2025

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	402/363 George St FITZROY 3065	\$2,200,000	11/05/2025
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:

06/11/2025 15:30

304/181 Cardigan Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
\$2,295,000
Median Unit Price
Year ending September 2025: \$440,000

Comparable Properties



402/363 George St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 11/05/2025
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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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