

## 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

5805/160 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

\$910,000

&

\$940,000

### 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

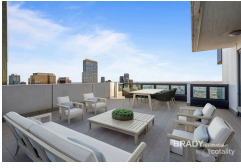
Date of sale

6005/500 ELIZABETH STREET MELBOURNE VIC 3000	\$890,000	28-Jan-25
6103/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$946,000	20-Jan-25
2410/7 KATHERINE PLACE MELBOURNE VIC 3000	\$1,006,827	06-Dec-24

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

**6005/500 ELIZABETH STREET  
MELBOURNE VIC 3000**

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Sold Price **\$890,000** Sold Date **28-Jan-25**Distance **0.18km****6103/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

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Sold Price **\$946,000** Sold Date **20-Jan-25**Distance **1.9km****2410/7 KATHERINE PLACE  
MELBOURNE VIC 3000**

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Sold Price **\$1,006,827** Sold Date **06-Dec-24**Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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