

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

18/25 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between \$375,000 & \$405,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 31/12/2024 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	105/23 Palmerston St CARLTON 3053	\$393,766	23/01/2025
2	111/496-500 Brunswick St FITZROY NORTH 3068	\$395,000	08/01/2025
3	3/280 Cardigan St CARLTON 3053	\$407,000	13/11/2024

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:

24/02/2025 10:49

18/25 Barkly Street, Carlton Vic 3053



 1  1  1

Property Type:
Agent Comments

Indicative Selling Price
\$375,000 - \$405,000
Median Unit Price
December quarter 2024: \$550,000

Comparable Properties



105/23 Palmerston St CARLTON 3053 (REI)

Agent Comments

 1  1  1

Price: \$393,766
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment



111/496-500 Brunswick St FITZROY NORTH 3068 (REI)

Agent Comments

 1  1  1

Price: \$395,000
Method: Private Sale
Date: 08/01/2025
Property Type: Apartment

3/280 Cardigan St CARLTON 3053 (VG)

Agent Comments

 1  -  -

Price: \$407,000
Method: Sale
Date: 13/11/2024
Property Type: Flat/Unit/Apartment (Res)



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