

## 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

210/123 PELHAM STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$380,000

or range  
between

&

### 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

318/112 A'BECKETT STREET MELBOURNE VIC 3000	395000	25-Jul-24
2207/135 A'BECKETT STREET MELBOURNE VIC 3000	425000	10-May-24
4312/80 A'BECKETT STREET MELBOURNE VIC 3000	420000	25-Mar-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: 07 April 2025



**318/112 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup> **395000** <sup>UN</sup>

Sold Date **25-Jul-24**

Distance **0.8km**



**2207/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

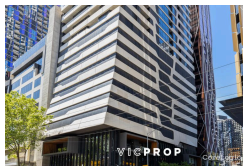
2 1 -

Sold Price

<sup>RS</sup> **425000**

Sold Date **10-May-24**

Distance **0.88km**



**4312/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

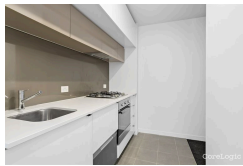
2 1 -

Sold Price

**420000**

Sold Date **25-Mar-24**

Distance **0.74km**



**4008/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

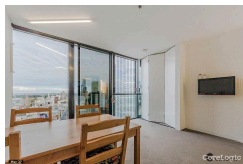
2 1 -

Sold Price

**410000**

Sold Date **28-Apr-24**

Distance **0.74km**



**14/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

<sup>RS</sup> **455000**

Sold Date **02-Mar-24**

Distance **0.69km**

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

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