

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

102/18 FINLAY PLACE CARLTON VIC 3053

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2024

to

31 Jul 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

203/950 SWANSTON STREET CARLTON VIC 3053	\$499,000	10-Jul-25
6/101 GRATTAN STREET CARLTON VIC 3053	\$510,000	15-Apr-25
525 RATHDOWNE STREET CARLTON VIC 3053	\$485,000	14-Jun-25

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: 28 August 2025

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**203/950 SWANSTON STREET
 CARLTON VIC 3053**

 2  1  1

Sold Price

^{RS} **\$499,000**

Sold Date

10-Jul-25

Distance

1.13km



**6/101 GRATTAN STREET CARLTON
 VIC 3053**

 2  1  1

Sold Price

\$510,000

Sold Date

15-Apr-25

Distance

0.32km



**525 RATHDOWNE STREET
 CARLTON VIC 3053**

 2  1  1

Sold Price

\$485,000

Sold Date

14-Jun-25

Distance

1.26km

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

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