

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

1310/6 Leicester Street, Carlton Vic 3053

Indicative selling price

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

Range between \$268,000 & \$294,800

Median sale price

Median price \$440,000 Property Type Unit Suburb Carlton

Period - From 01/01/2025 to 31/03/2025 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.

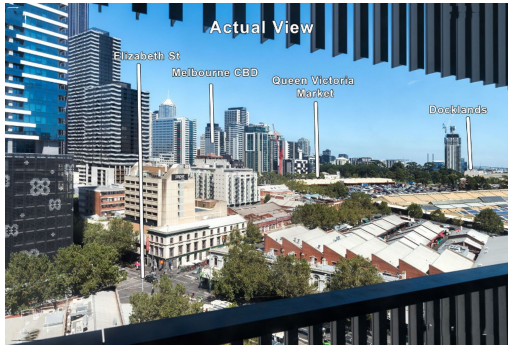
	Address of comparable property	Price	Date of sale
1	2009/555 Swanston St CARLTON 3053	\$285,000	17/04/2025
2	1312/570 Lygon St CARLTON 3053	\$286,000	08/04/2025
3	2205/555 Swanston St CARLTON 3053	\$295,000	07/04/2025

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:

02/06/2025 13:32



Property Type:
Agent Comments

Indicative Selling Price
\$268,000 - \$294,800
Median Unit Price
March quarter 2025: \$440,000

Comparable Properties



2009/555 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment



1312/570 Lygon St CARLTON 3053 (VG)

Agent Comments



Price: \$286,000
Method: Sale
Date: 08/04/2025
Property Type: Strata Unit/Flat



2205/555 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 07/04/2025
Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262