

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 1707/6 Leicester Street, Carlton VIC 3053

Indicative selling price

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

Range between \$280,000 & \$295,000

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

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
1107/6 LEICESTER STREET CARLTON VIC 3053	\$265,000	29 May 2025
2009/555 SWANSTON STREET CARLTON VIC 3053	\$285,000	22 Apr 2025
2205/555 SWANSTON STREET CARLTON VIC 3053	\$295,000	07 Apr 2025

This Statement of Information was prepared on: 25 June 2025