

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 (*Delete single price or range as applicable)

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2024

to

31 May 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

712/570 SWANSTON STREET CARLTON VIC 3053	\$360,000	21-Oct-24
311D/604-640 SWANSTON STREET CARLTON VIC 3053	\$420,000	21-Jan-25
706D/604-640 SWANSTON STREET CARLTON VIC 3053	\$535,500	30-Nov-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: 17 June 2025



Andy Liu

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**712/570 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$360,000** Sold Date **21-Oct-24**

Distance **0.07km**



**311D/604-640 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$420,000** Sold Date **21-Jan-25**

Distance **0.1km**

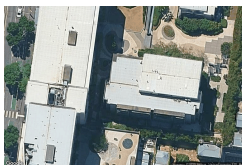


**706D/604-640 SWANSTON
STREET CARLTON VIC 3053**

2 1 1

Sold Price **\$535,500** Sold Date **30-Nov-24**

Distance **0.1km**



**712D/604-640 SWANSTON
STREET CARLTON VIC 3053**

2 1 1

Sold Price **\$485,000** Sold Date **13-Dec-24**

Distance **0.1km**



**906D/604-640 SWANSTON
STREET CARLTON VIC 3053**

2 1 1

Sold Price **\$490,000** Sold Date **10-Feb-25**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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