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	302 Cardigan Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,592,500	Pro	perty Type	House		Suburb	Carlton
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	96 Princes St CARLTON NORTH 3054	\$1,595,000	12/11/2025
2	50 Dorrit St CARLTON 3053	\$1,600,000	26/06/2025
3	39 Pitt St CARLTON 3053	\$1,559,000	07/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2025 13:12



WHITEFOX

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Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** September quarter 2025: \$1,592,500





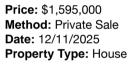
Property Type: Agent Comments

Comparable Properties



96 Princes St CARLTON NORTH 3054 (REI)

Agent Comments





50 Dorrit St CARLTON 3053 (REI/VG)

3



Price: \$1,600,000

Method: Private Sale Date: 26/06/2025 Property Type: House Land Size: 98 sqm approx Agent Comments



39 Pitt St CARLTON 3053 (REI/VG)





Price: \$1,559,000 Method: Auction Sale Date: 07/06/2025

Property Type: House (Res) Land Size: 136 sqm approx

Agent Comments

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