

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

305/9-13 EARL 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

or range
between

\$140,000

&

\$154,000

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

512/9-13 EARL STREET CARLTON VIC 3053	\$141,000	01-May-25
701/9-13 EARL STREET CARLTON VIC 3053	\$146,000	21-May-25
803/9-13 EARL STREET CARLTON VIC 3053	\$146,000	20-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: 27 August 2025


**512/9-13 EARL STREET CARLTON
VIC 3053**

Sold Price

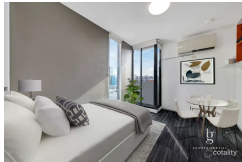
\$141,000

Sold Date

01-May-25

- 1 1

Distance

0km
**701/9-13 EARL STREET CARLTON
VIC 3053**

Sold Price

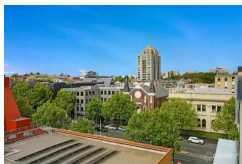
\$146,000

Sold Date

21-May-25

1 1 1

Distance

0km
**803/9-13 EARL STREET CARLTON
VIC 3053**

Sold Price

Sold Date

20-Jun-25

1 1 1

Distance

0km
**813/9-13 EARL STREET CARLTON
VIC 3053**

Sold Price

\$145,000

Sold Date

05-Jun-25

1 1 -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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