

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

414/22 ORR 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

\$135,000

&

\$148,000

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

102/22 ORR STREET CARLTON VIC 3053	\$140,000	17-Sep-24
114/22 ORR STREET CARLTON VIC 3053	\$140,000	13-Oct-24
213/22 ORR STREET CARLTON VIC 3053	\$143,000	02-Oct-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: 12 August 2025



102/22 ORR STREET CARLTON VIC 3053 Sold Price **\$140,000** Sold Date **17-Sep-24**

 1
  1
  1
 Distance **0km**



114/22 ORR STREET CARLTON VIC 3053 Sold Price Sold Date **13-Oct-24**

 1
  1
  1
 Distance **0km**



213/22 ORR STREET CARLTON VIC 3053 Sold Price **\$143,000** Sold Date **02-Oct-24**

 1
  1
  -
 Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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