

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	512/9 Earl Street, Carlton, VIC 3053
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Indicative selling price

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

Price Range	\$125,000	&	\$135,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Carlton (3053)
Period - From	30/04/2024	to	30/04/2025	Source	www.propertydata.com.au

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
L5 613/9 EARL STREET, CARLTON VIC 3053	\$135,000	15/01/2023
615/9-13 EARL STREET, CARLTON VIC 3053	\$145,000	01/08/2019
809/9-13 EARL STREET, CARLTON VIC 3053	\$140,000	12/04/2019

This Statement of Information was prepared on: 30/04/2025