

## 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

6113/160 VICTORIA STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$648,000

&

\$688,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2025

to

31 Dec 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

6211/160 VICTORIA STREET CARLTON VIC 3053	\$650,000	12-Aug-25
2802/27 TERRY STREET MELBOURNE VIC 3000	\$680,000	05-Nov-25
4608/60 A'BECKETT STREET MELBOURNE VIC 3000	\$655,000	23-Oct-25

OR

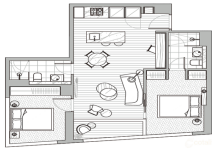
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 January 2026

Team Abode318

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**6211/160 VICTORIA STREET  
CARLTON VIC 3053**

2 2 -

Sold Price **\$650,000** Sold Date **12-Aug-25**

Distance **0km**



**2802/27 THERRY STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$680,000** Sold Date **05-Nov-25**

Distance **0.13km**



**4608/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$655,000** Sold Date **23-Oct-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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