

## 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

701/9-13 EARL STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$140,000

&

\$150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

203/131 PELHAM STREET CARLTON VIC 3053	\$150,000	13-Aug-24
305/746 SWANSTON STREET CARLTON VIC 3053	\$150,000	02-Dec-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: 22 May 2025


**203/131 PELHAM STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

**\$150,000**

 Sold Date **13-Aug-24**

Distance

**0.4km**

**305/746 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

<sup>RS</sup> **\$150,000**

 Sold Date **02-Dec-24**

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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