



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 304/77 Cardigan Street, Carlton VIC 3053

Indicative selling price

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

Range between \$315,000 & \$330,000

Median sale price

Median price \$440,000 Property type Unit Suburb Carlton

Period - From 01/01/2025 to 31/03/2025 Source REIV

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
409A/640 SWANSTON STREET CARLTON VIC 3053	\$340,000	28 Feb 2025
2003/555 SWANSTON STREET CARLTON VIC 3053	\$315,000	23 Feb 2025
802/613 SWANSTON STREET CARLTON VIC 3053	\$326,000	18 Feb 2025

This Statement of Information was prepared on: 6 May 2025