

# 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

803/9 Earl 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)

Range between

\$145,000

&

\$155,000

### Median sale price

Median price

\$384,000

Property Type

Unit

Suburb

Carlton

Period - From

23/06/2024

to

22/06/2025

Source

Property Data

### 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 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
1	602/131 Pelham St CARLTON 3053	\$150,000	04/06/2025
2	3712/478 Swanston St CARLTON 3053	\$150,000	16/05/2025
3	239/800 Swanston St CARLTON 3053	\$152,500	15/05/2025

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 six months.~~

This Statement of Information was prepared on:

23/06/2025 12:08

803/9 Earl Street, Carlton Vic 3053



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$145,000 - \$155,000  
**Median Unit Price**  
23/06/2024 - 22/06/2025: \$384,000

## Comparable Properties



**602/131 Pelham St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$150,000  
**Method:** Private Sale  
**Date:** 04/06/2025  
**Property Type:** Apartment

**3712/478 Swanston St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$150,000  
**Method:** Sale  
**Date:** 16/05/2025  
**Property Type:** Strata Unit/Flat



**239/800 Swanston St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$152,500  
**Method:** Sale  
**Date:** 15/05/2025  
**Property Type:** Strata Unit/Flat



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