

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

811/22 ORR STREET CARLTON VIC 3053

Indicative selling price

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

Single Price

or range
between

\$135,000

&

\$148,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2024

to

31 Oct 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

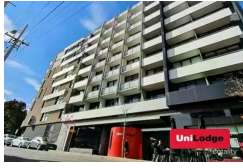
Date of sale

614/22 ORR STREET CARLTON VIC 3053	\$142,500	04-Sep-25
414/22 ORR STREET CARLTON VIC 3053	\$141,000	28-Aug-25
705/22 ORR STREET CARLTON VIC 3053	\$141,000	21-May-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: 14 November 2025



614/22 ORR STREET CARLTON VIC 3053 Sold Price **\$142,500** Sold Date **04-Sep-25**
 Distance **0km**

1 1 1



414/22 ORR STREET CARLTON VIC 3053 Sold Price ^{RS} **\$141,000** Sold Date **28-Aug-25**
 Distance **0km**

1 1 1



705/22 ORR STREET CARLTON VIC 3053 Sold Price **\$141,000** Sold Date **21-May-25**
 Distance **0km**

1 1 1

RS = Recent sale **UN** = Undisclosed Sale

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