

# 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

901/6 Leicester 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

\$500,000

&

\$550,000

### Median sale price

Median price

\$325,000

Property type

Unit

Suburb

Carlton

Period - From

01/05/2024

to

30/04/2025

Source



PropTrack

### 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
3207/483 Swanston Street, Melbourne, VIC 3000	\$599,999	09/02/2025
2907/483 Swanston Street, Melbourne, VIC 3000	\$579,999	29/01/2025
3/100 Queensberry Street, Carlton, VIC 3053	\$580,000	04/02/2025

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: 30/05/2025