

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

93 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,580,000

&

\$1,650,000

Median sale price

Median price \$1,612,500

Property Type House

Suburb Carlton

Period - From 01/04/2025

to

31/03/2026

Source REIV

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	163 Station St CARLTON 3053	\$1,630,000	13/12/2025
2	96 Princes St CARLTON NORTH 3054	\$1,595,000	12/11/2025
3			

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:

22/04/2026 16:12



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Property Type: House
Land Size: 104 sqm approx
Agent Comments

Indicative Selling Price
 \$1,580,000 - \$1,650,000
Median House Price
 Year ending March 2026: \$1,612,500

Comparable Properties



163 Station St CARLTON 3053 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,630,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 180 sqm approx



96 Princes St CARLTON NORTH 3054 (REI/VG)

Agent Comments

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 2
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Price: \$1,595,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 116 sqm approx

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.