

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

G03F/8 ELGIN 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

\$589,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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





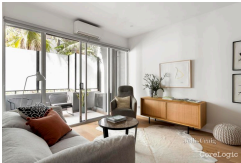







Date of sale

2/355 RATHDOWNE STREET CARLTON VIC 3053	\$555,000	10-Apr-25
42/1 ST DAVID STREET FITZROY VIC 3065	\$685,000	22-Mar-25
304/300 YOUNG STREET FITZROY VIC 3065	\$665,000	28-Mar-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: 30 June 2025

	2/355 RATHDOWNE STREET CARLTON VIC 3053	Sold Price	\$555,000	Sold Date	10-Apr-25		
						Distance	0.39km
	<div> <div></div> <div>2</div> <div></div> <div>1</div> <div></div> <div>1</div> </div>						
	42/1 ST DAVID STREET FITZROY VIC 3065	Sold Price	\$685,000	Sold Date	22-Mar-25		
						Distance	0.51km
	<div> <div></div> <div>2</div> <div></div> <div>1</div> <div></div> <div>1</div> </div>						
	304/300 YOUNG STREET FITZROY VIC 3065	Sold Price	\$665,000	Sold Date	28-Mar-25		
						Distance	0.53km
	<div> <div></div> <div>2</div> <div></div> <div>1</div> <div></div> <div>1</div> </div>						

RS = Recent sale

UN = Undisclosed Sale

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