

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

G7/8 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$440,000

Property Type Unit

Suburb Carlton

Period - From 01/10/2024

to 30/09/2025

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	224/4 Bik La FITZROY NORTH 3068	\$660,000	06/10/2025
2	10/496 Brunswick St FITZROY NORTH 3068	\$655,000	02/09/2025
3	2/28 Stanley St COLLINGWOOD 3066	\$688,000	23/07/2025

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:

01/12/2025 16:07



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
Year ending September 2025: \$440,000

Comparable Properties



224/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000
Method: Private Sale
Date: 06/10/2025
Property Type: Apartment



10/496 Brunswick St FITZROY NORTH 3068 (REI)

Agent Comments

2 2 1

Price: \$655,000
Method: Private Sale
Date: 02/09/2025
Property Type: Apartment



2/28 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 2 1

Price: \$688,000
Method: Private Sale
Date: 23/07/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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