

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

6515/160 VICTORIA 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2025

to

28 Feb 2026

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

| | | |
|--|-----------|-----------|
| 402/668 SWANSTON STREET CARLTON VIC 3053 | \$650,000 | 09-Nov-25 |
| 3/116-140 DRUMMOND STREET CARLTON VIC 3053 | \$780,000 | 28-Oct-25 |
| 3/25 QUEENSBERRY PLACE CARLTON VIC 3053 | \$640,000 | 17-Dec-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: 23 March 2026

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**402/668 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$650,000** Sold Date **09-Nov-25**

Distance **0.61km**

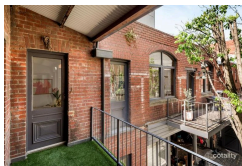


**3/116-140 DRUMMOND STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$780,000** Sold Date **28-Oct-25**

Distance **0.61km**



**3/25 QUEENSBERRY PLACE
CARLTON VIC 3053**

1 1 1

Sold Price **\$640,000** Sold Date **17-Dec-25**

Distance **0.2km**



**36/75-91 DRUMMOND STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$629,000** Sold Date **10-Oct-25**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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