

## 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

209/123 PELHAM 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2025

to

31 May 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

701/123 PELHAM STREET CARLTON VIC 3053	\$450,000	07-Apr-26
108/570 SWANSTON STREET CARLTON VIC 3053	\$430,000	04-Mar-26

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 2026

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**701/123 PELHAM STREET  
CARLTON VIC 3053**

 2  1  1

Sold Price **\$450,000** Sold Date **07-Apr-26**

Distance **0km**



**108/570 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price **\$430,000** Sold Date **04-Mar-26**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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