

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 3616/160 Victoria Street, Carlton, Vic 3053


Indicative selling price

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

range between \$590,000 & \$649,000

Median sale price

Median price \$321,500 Property type Unit Suburb Carlton

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

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
6113/160 Victoria Street, Carlton, VIC 3053	\$660,000	22/01/2026
1113/160 Victoria Street, Carlton, VIC 3053	\$600,000	16/08/2025
6211/160 Victoria Street, Carlton, VIC 3053	\$650,000	12/08/2025

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: 10/02/2026