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	66-68 Faraday Street, Carlton Vic 3053

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,460,000 Property Type House Suburb Carlton

Period - From 11/11/2024 to 10/11/2025 Source Property Data

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	383 Napier St FITZROY 3065	$2,185,000	08/11/2025
2	61 Keppel St CARLTON 3053	$2,252,000	18/10/2025
3	102 Carlton St CARLTON 3053	$2,431,000	14/06/2025

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: 11/11/2025 15:05

66-68 Faraday Street, Carlton Vic 3053

JellisCraig

Antony Woodley
8415 6100
0421 286 741
antonywoodley@jelliscraig.com.au



3 2

Rooms: 7
Property Type:
Agent Comments
ROW at Rear

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
11/11/2024 - 10/11/2025: $1,460,000

Perfectly positioned opposite parkland and a leafy central plantation, this wide-fronted double-fronted Victorian (approx. 8.6 m) offers a rare combination of light, space and location in the heart of Carlton. Behind its classic façade, generous interiors flow to a north-facing garden, while the upstairs level provides single-level accessibility with three bright bedrooms (main with ensuite). Comfortable now with scope to further enhance, it's an exceptional opportunity just moments from Lygon Street Village, Carlton Gardens and the University High School zone.

Comparable Properties



383 Napier St FITZROY 3065 (REI)

3 2 1

Price: $2,185,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)

Agent Comments



61 Keppel St CARLTON 3053 (REI)

4 2 1

Price: $2,252,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

Agent Comments



102 Carlton St CARLTON 3053 (REI/VG)

4 2 -

Price: $2,431,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 111 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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