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	15 Moton Place, 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 $1,368,000 Property Type House Suburb Carlton

Period - From 17/03/2024 to 16/03/2025 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	12/10 Kerr St FITZROY 3065	$2,088,888	04/02/2025
2	6/214 Argyle St FITZROY 3065	$2,178,000	10/10/2024
3	309 Gore St FITZROY 3065	$2,250,000	20/02/2025

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: 17/03/2025 09:48

15 Moton Place, Carlton Vic 3053



4 3 2

Property Type: Townhouse`

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
17/03/2024 - 16/03/2025: $1,368,000

Comparable Properties



12/10 Kerr St FITZROY 3065 (REI)

3 2 2

Price: $2,088,888
Method: Private Sale
Date: 04/02/2025
Property Type: Townhouse (Single)

Agent Comments



6/214 Argyle St FITZROY 3065 (REI/VG)

3 2 1

Price: $2,178,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: House (Res)

Agent Comments



309 Gore St FITZROY 3065 (REI)

3 2 1

Price: $2,250,000
Method: Private Sale
Date: 20/02/2025
Property Type: Residential Warehouse (Res)
Land Size: 282 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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