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	153 Faraday Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,285,000

Median sale price

Median price $1,592,500 Property Type House Suburb Carlton

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	265 Station St CARLTON NORTH 3054	$1,275,000	01/11/2025
2	24 Pitt St CARLTON 3053	$1,230,000	18/10/2025
3	39 Kay St CARLTON 3053	$1,283,000	10/07/2025

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: 09/12/2025 11:26

153 Faraday Street, Carlton Vic 3053

Lisa Roberts
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2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,285,000
Median House Price
September quarter 2025: $1,592,500

Comparable Properties



265 Station St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,275,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 145 sqm approx

Agent Comments



24 Pitt St CARLTON 3053 (REI/VG)

2 1 1

Price: $1,230,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 122 sqm approx

Agent Comments

39 Kay St CARLTON 3053 (REI/VG)

2 1 1

Price: $1,283,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: House (Res)
Land Size: 101 sqm approx

Agent Comments

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