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	404/181 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Single price $2,295,000

Median sale price

Median price $423,500 Property Type Unit Suburb Carlton

Period - From 01/04/2025 to 31/03/2026 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	803/127 Cardigan St CARLTON 3053	$2,100,000	16/12/2025
2	302/85 Rathdowne St CARLTON 3053	$2,050,000	01/12/2025
3			

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: 15/04/2026 10:00

404/181 Cardigan Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
$2,295,000
Median Unit Price
Year ending March 2026: $423,500

Comparable Properties



803/127 Cardigan St CARLTON 3053 (REI)

2 2 2

Price: $2,100,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment

Agent Comments



302/85 Rathdowne St CARLTON 3053 (REI)

2 2 2

Price: $2,050,000
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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