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<br>Including suburb and postcode | 804/6 Leicester Street, Carlton Vic 3053 |

## Indicative selling price

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

Range between $250,000 & $270,000

## Median sale price

Median price $342,000 Property Type Unit Suburb Carlton

Period - From 30/04/2025 to 29/04/2026 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.

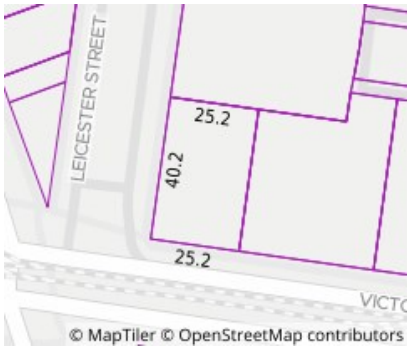
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 7/53 Batman St WEST MELBOURNE 3003 | $265,000 | 03/04/2026 |
| 2 | 1007/6 Leicester St CARLTON 3053 | $265,000 | 14/02/2026 |
| 3 | 1707/6 Leicester St CARLTON 3053 | $275,000 | 08/11/2025 |

**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: 30/04/2026 10:24

# 804/6 Leicester Street, Carlton Vic 3053




1

**Property Type:**
Flat/Unit/Apartment (Res)

Agent Comments

**Indicative Selling Price**
$250,000 - $270,000
**Median Unit Price**
30/04/2025 - 29/04/2026: $342,000

## Comparable Properties



**7/53 Batman St WEST MELBOURNE 3003 (REI)**

1 1 -

**Price:** $265,000
**Method:** Private Sale
**Date:** 03/04/2026
**Property Type:** Apartment

Agent Comments

**1007/6 Leicester St CARLTON 3053 (VG)**

1 - -

**Price:** $265,000
**Method:** Sale
**Date:** 14/02/2026
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**1707/6 Leicester St CARLTON 3053 (REI/VG)**

1 1 -

**Price:** $275,000
**Method:** Private Sale
**Date:** 08/11/2025
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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