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 | 3/423 Canning Street, Carlton North Vic 3054 |

## Indicative selling price

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

Range between $890,000 & $950,000

## Median sale price

Median price $695,000 Property Type Unit Suburb Carlton North

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 | 2/423 Canning St CARLTON NORTH 3054 | $860,000 | 05/06/2026 |
| 2 | 3/156 Rose St FITZROY 3065 | $940,000 | 17/03/2026 |
| 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: 29/06/2026 19:21

# 3/423 Canning Street, Carlton North Vic 3054

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$890,000 - $950,000
**Median Unit Price**
Year ending March 2026: $695,000

## Comparable Properties



**2/423 Canning St CARLTON NORTH 3054 (REI)**

2 1 -

**Price:** $860,000
**Method:** Private Sale
**Date:** 05/06/2026
**Property Type:** Apartment

Agent Comments



**3/156 Rose St FITZROY 3065 (REI/VG)**

2 1 1

**Price:** $940,000
**Method:** Private Sale
**Date:** 17/03/2026
**Property Type:** Residential Warehouse (Res)

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.



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