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	160 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between $1,950,000 & $2,050,000

Median sale price

Median price $1,360,000 Property Type House Suburb Carlton

Period - From 01/01/2026 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	309 George St FITZROY 3065	$2,100,000	27/03/2026
2	90 Park St FITZROY NORTH 3068	$2,012,500	11/03/2026
3	135 Barkly St BRUNSWICK EAST 3057	$1,920,000	21/02/2026

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: 17/06/2026 12:12

160 Canning Street, Carlton Vic 3053

Lee Muddle
03 8415 6100
0449 130 331
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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,950,000 - $2,050,000
Median House Price
March quarter 2026: $1,360,000

Comparable Properties



309 George St FITZROY 3065 (REI)

3 1 -

Price: $2,100,000
Method: Private Sale
Date: 27/03/2026
Property Type: House

Agent Comments



90 Park St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $2,012,500
Method: Private Sale
Date: 11/03/2026
Property Type: House (Res)
Land Size: 170 sqm approx

Agent Comments



135 Barkly St BRUNSWICK EAST 3057 (REI/VG)

3 1 1

Price: $1,920,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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