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: 101 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	58 Dorrit St CARLTON 3053	$1,250,000	01/06/2026
2	35 Argyle Pl.S CARLTON 3053	$1,335,000	23/05/2026
3	145 Palmerston St CARLTON 3053	$1,360,000	05/03/2026

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: 29/06/2026 14:57

101 Cardigan Street, Carlton Vic 3053

JellisCraig

Matthew Layburn
03 9387 5888
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4 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2026: $1,360,000

Comparable Properties



58 Dorrit St CARLTON 3053 (REI)

3 1 -

Price: $1,250,000
Method: Sold Before Auction
Date: 01/06/2026
Property Type: House (Res)

Agent Comments

Also a double storey terrace, 3 bed 1 bath no parking.



35 Argyle Pl.S CARLTON 3053 (REI)

3 1 -

Price: $1,335,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments

More traditional Hawthorn brick 3 bed 1 bath terrace across the road.



145 Palmerston St CARLTON 3053 (REI/VG)

3 2 -

Price: $1,360,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 112 sqm approx

Agent Comments

3 bed 2 bath no parking single front within 2km. More modern Renovation.

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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