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	83 Faraday Street, Carlton Vic 3053

Indicative selling price

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

Range between $2,900,000 & $3,100,000

Median sale price

Median price $1,175,000 Property Type House Suburb Carlton

Period - From 01/10/2024 to 31/12/2024 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	565 Canning St CARLTON NORTH 3054	$2,925,000	26/10/2024
2	61 Leicester St FITZROY 3065	$2,925,000	26/10/2024
3	139 Barkly St CARLTON 3053	$2,970,000	21/09/2024

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: 11/02/2025 16:14

83 Faraday Street, Carlton Vic 3053



3 3 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
December quarter 2024: $1,175,000

Comparable Properties



565 Canning St CARLTON NORTH 3054 (REI/VG)

4 2 1

Price: $2,925,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 195 sqm approx

Agent Comments



61 Leicester St FITZROY 3065 (REI)

4 3 2

Price: $2,925,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



139 Barkly St CARLTON 3053 (REI/VG)

4 3 -

Price: $2,970,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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