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	105/23 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Range between $385,000 & $405,000

Median sale price

Median price $430,000 Property Type Unit Suburb Carlton

Period - From 01/07/2024 to 30/09/2024 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	308/58 Queens Pde FITZROY NORTH 3068	$390,000	26/11/2024
2	307/94 Canning St CARLTON 3053	$430,000	21/10/2024
3	7/94 Canning St CARLTON 3053	$405,000	19/09/2024

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: 14/01/2025 14:27

105/23 Palmerston Street, Carlton Vic 3053

Gus Izzo
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1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$385,000 - $405,000
Median Unit Price
September quarter 2024: $430,000

Comparable Properties



308/58 Queens Pde FITZROY NORTH 3068 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment

Agent Comments



307/94 Canning St CARLTON 3053 (REI/VG)

1 1 1

Price: $430,000
Method: Private Sale
Date: 21/10/2024
Property Type: Unit

Agent Comments



7/94 Canning St CARLTON 3053 (REI/VG)

1 1 1

Price: $405,000
Method: Private Sale
Date: 19/09/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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