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 Amess Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,430,000 & $1,550,000

Median sale price

Median price $1,700,000 Property Type House Suburb Carlton North

Period - From 07/07/2024 to 06/07/2025 Source Property Data

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	36 Fenwick St CARLTON NORTH 3054	$1,462,500	13/05/2025
2	39 Woodside St FITZROY NORTH 3068	$1,590,000	10/05/2025
3	244 Amess St CARLTON NORTH 3054	$1,480,000	17/01/2025

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: 07/07/2025 14:12

160 Amess Street, Carlton North Vic 3054

Antony Woodley
8415 6100
0421 286 741
antonywoodley@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 194 sqm approx

Agent Comments

Indicative Selling Price
$1,430,000 - $1,550,000
Median House Price
07/07/2024 - 06/07/2025: $1,700,000

Comparable Properties



36 Fenwick St CARLTON NORTH 3054 (REI)

2 1 -

Price: $1,462,500
Method: Sold Before Auction
Date: 13/05/2025
Property Type: House (Res)

Agent Comments



39 Woodside St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,590,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)

Agent Comments



244 Amess St CARLTON NORTH 3054 (REI/VG)

3 1 2

Price: $1,480,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 195 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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