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<br>Including suburb and postcode | 106/94 Canning Street, Carlton Vic 3053 |

## Indicative selling price

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

Range between $600,000 & $650,000

## Median sale price

Median price $493,000 Property Type Unit Suburb Carlton

Period - From 01/04/2025 to 30/06/2025 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 | 4706/500 Elizabeth St MELBOURNE 3000 | $603,000 | 12/06/2025 |
| 2 | 109/470 Smith St COLLINGWOOD 3066 | $625,000 | 28/03/2025 |
| 3 | 905D/21 Robert St COLLINGWOOD 3066 | $640,000 | 24/03/2025 |

**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: 10/09/2025 12:42

# 106/94 Canning Street, Carlton Vic 3053

JellisCraig

David Ashby
03 8415 6100
0404 342 410
davidashby@jelliscraig.com.au



2 2 1

**Property Type:** Apartment
**Land Size:** 75 sqm approx

Agent Comments

**Indicative Selling Price**
$600,000 - $650,000
**Median Unit Price**
June quarter 2025: $493,000

## Comparable Properties



**4706/500 Elizabeth St MELBOURNE 3000 (REI)**

2 2 1

**Price:** $603,000
**Method:** Private Sale
**Date:** 12/06/2025
**Property Type:** Apartment

Agent Comments



**109/470 Smith St COLLINGWOOD 3066 (REI/VG)**

2 2 1

**Price:** $625,000
**Method:** Private Sale
**Date:** 28/03/2025
**Property Type:** Unit

Agent Comments



**905D/21 Robert St COLLINGWOOD 3066 (REI/VG)**

2 2 1

**Price:** $640,000
**Method:** Private Sale
**Date:** 24/03/2025
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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