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	162 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,405,000 Property Type House Suburb Carlton

Period - From 02/10/2024 to 01/10/2025 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	12 Newry St FITZROY NORTH 3068	$1,495,000	13/09/2025
2	160 Amess St CARLTON NORTH 3054	$1,550,000	11/07/2025
3	566 Rathdowne St CARLTON NORTH 3054	$1,505,000	25/06/2025

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: 02/10/2025 12:11

162 Canning Street, Carlton Vic 3053

Nelson Alexander



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
02/10/2024 - 01/10/2025: $1,405,000

Comparable Properties



12 Newry St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,495,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



160 Amess St CARLTON NORTH 3054 (REI)

3 1 1

Price: $1,550,000
Method: Sold Before Auction
Date: 11/07/2025
Property Type: House (Res)
Land Size: 194 sqm approx

Agent Comments



566 Rathdowne St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,505,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 161 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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