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	24/16-18 Barkly Place, Carlton Vic 3053

Indicative selling price

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

Single price $365,000

Median sale price

Median price $370,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 30/09/2025 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	408/495 Rathdowne St CARLTON 3053	$390,000	11/09/2025
2	117/264 Drummond St CARLTON 3053	$390,000	07/07/2025
3	301/525 Rathdowne St CARLTON 3053	$350,000	04/07/2025

OR

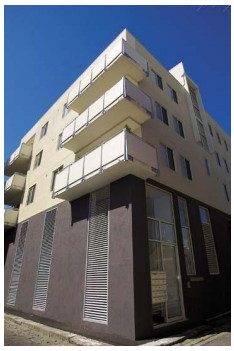
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/10/2025 13:03

g.c 1/10

24/16-18 Barkly Place, Carlton Vic 3053

Julie Susnjara
9387 5888
0408 006 662
juliesusnjara@jelliscraig.com.au



1 1 0

Rooms: 2
Property Type: Unit

Agent Comments

Indicative Selling Price
$365,000
Median Unit Price
01/10/2024 - 30/09/2025: $370,000

Comparable Properties



408/495 Rathdowne St CARLTON 3053 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 11/09/2025
Property Type: Unit

Agent Comments



117/264 Drummond St CARLTON 3053 (REI)

1 1 -

Price: $390,000
Method: Private Sale
Date: 07/07/2025
Property Type: Unit

Agent Comments



301/525 Rathdowne St CARLTON 3053 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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