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	303/94 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $363,000 Property Type Unit Suburb Carlton

Period - From 01/07/2025 to 30/09/2025 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	63/121 Rathdowne St CARLTON 3053	$620,000	15/10/2025
2	1004/160 Victoria St CARLTON 3053	$630,000	30/06/2025
3	406A/94 Canning St CARLTON 3053	$655,100	14/05/2025

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: 28/10/2025 13:13

303/94 Canning Street, Carlton Vic 3053

JellisCraig

Johanna Doherty
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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$595,000 - $650,000
Median Unit Price
September quarter 2025: $363,000

Comparable Properties



63/121 Rathdowne St CARLTON 3053 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment
Land Size: 69 sqm approx

Agent Comments



1004/160 Victoria St CARLTON 3053 (VG)

2 - -

Price: $630,000
Method: Sale
Date: 30/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



406A/94 Canning St CARLTON 3053 (REI)

2 2 1

Price: $655,100
Method: Private Sale
Date: 14/05/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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