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 | 811/9-13 EARL STREET CARLTON VIC 3053 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $140,000 | & | $154,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $375,000 | Property type | Unit | Suburb | Carlton |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | Source | Cotality |

## 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

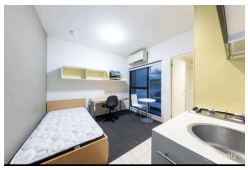
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 512/9-13 EARL STREET CARLTON VIC 3053 | $141,000 | 01-May-25 |
| 701/9-13 EARL STREET CARLTON VIC 3053 | $146,000 | 21-May-25 |
| 813/9-13 EARL STREET CARLTON VIC 3053 | $145,000 | 05-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 27 August 2025

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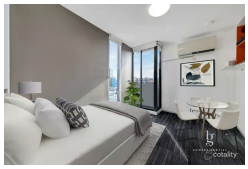


**512/9-13 EARL STREET CARLTON VIC 3053**

- 1 1

Sold Price **$141,000** Sold Date **01-May-25**

Distance **0km**



**701/9-13 EARL STREET CARLTON VIC 3053**

1 1 1

Sold Price **$146,000** Sold Date **21-May-25**

Distance **0km**



**813/9-13 EARL STREET CARLTON VIC 3053**

1 1 -

Sold Price **$145,000** Sold Date **05-Jun-25**

Distance **0km**



**803/9-13 EARL STREET CARLTON VIC 3053**

1 1 1

Sold Price **$146,000** Sold Date **20-Jun-25**

Distance **0km**

**RS** = Recent sale **UN** = Undisclosed Sale

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