

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

303/131 PELHAM 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

\$170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Carlton

Period-from

01 Nov 2024

to

31 Oct 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

404/139-143 BOUVERIE STREET CARLTON VIC 3053	\$160,000	13-Oct-25
1/121 BOUVERIE STREET CARLTON VIC 3053	\$180,000	01-Nov-24
37/109 LYGON STREET CARLTON VIC 3053	\$180,000	19-Aug-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: 12 November 2025



**404/139-143 BOUVERIE STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$160,000

Sold Date

13-Oct-25

Distance

0.2km



**1/121 BOUVERIE STREET CARLTON
VIC 3053**

1 1 -

Sold Price

\$180,000

Sold Date

01-Nov-24

Distance

0.24km



**37/109 LYGON STREET CARLTON
VIC 3053**

1 1 -

Sold Price

Sold Date

19-Aug-25

Distance

0.26km



**220/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$170,000

Sold Date

15-Jul-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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