

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

3805/160 VICTORIA 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2024

to

30 Sep 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

1004/160 VICTORIA STREET CARLTON VIC 3053	\$630,000	30-Jun-25
1115/160 VICTORIA STREET CARLTON VIC 3053	\$558,000	24-May-25
2604/160 VICTORIA STREET CARLTON VIC 3053	\$680,000	08-May-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: 13 October 2025

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**1004/160 VICTORIA STREET
CARLTON VIC 3053**

2 2 -

Sold Price **\$630,000** Sold Date **30-Jun-25**

Distance **0km**



**1115/160 VICTORIA STREET
CARLTON VIC 3053**

2 2 -

Sold Price **\$558,000** Sold Date **24-May-25**

Distance **0km**



**2604/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price **\$680,000** Sold Date **08-May-25**

Distance **0km**

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

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