

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 1004/131 Pelham Street, Carlton, VIC 3053

Indicative selling price

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

Price Range

\$155,000

&

\$165,000

Median sale price

Median price

\$332,500

Property Type

Unit

Suburb

Carlton (3053)

Period - From

01/04/2025

to

31/03/2026

Source

Cotality

Comparable property sales

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
911/131 PELHAM STREET, CARLTON VIC 3053	\$155,000	31/10/2025
817/131 PELHAM STREET, CARLTON VIC 3053	\$152,500	26/10/2025
406/131 PELHAM STREET, CARLTON VIC 3053	\$153,000	27/11/2025

This Statement of Information was prepared on: 16/04/2026

