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

11 David Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,500,000		&		\$1,650,000			
Median sale price								
Median price	\$1,170,000	Pro	operty Type	Hou	se		Suburb	Carlton
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/59 Leicester St FITZROY 3065	\$1,537,000	22/03/2025
2	6 Garryowen La FITZROY 3065	\$1,650,000	31/01/2025
3	79 Keele St COLLINGWOOD 3066	\$1,500,000	17/12/2024

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:

01/05/2025 09:42



11 David Street, Carlton Vic 3053







Property Type: House (Previously Occupied - Detached) Land Size: 95 sqm approx Agent Comments Arthur Psarras 03 8415 6100 0404 094 035 arthurpsarras@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2025: \$1,170,000

Comparable Properties

4/59 Leicester St FITZROY 3065 (REI) → 3 → 2 → 2 Price: \$1,537,000 Method: Auction Sale Date: 22/03/2025 Property Type: Townhouse (Res)	Agent Comments
6 Garryowen La FITZROY 3065 (REI) 3 2 2 2 Price: \$1,650,000 Method: Private Sale Date: 31/01/2025 Property Type: House	Agent Comments
79 Keele St COLLINGWOOD 3066 (REI/VG) 3 2 2 1 Price: \$1,500,000 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 125 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8415 6100



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