

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,170,000

Property Type House

Suburb Carlton

Period - From 01/01/2025

to

31/03/2025

Source 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.

	Address 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



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 95 sqm approx  
**Agent Comments**

## Comparable Properties



**4/59 Leicester St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$1,537,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Townhouse (Res)



**6 Garryowen La FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 31/01/2025  
**Property Type:** House



**79 Keele St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 17/12/2024  
**Property Type:** House  
**Land Size:** 125 sqm approx