

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

120 Faraday Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Carlton

Period - From 01/01/2026

to 31/03/2026

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	10 Egremont St FITZROY NORTH 3068	\$1,122,000	28/03/2026
2	41 Nicholson St CARLTON 3053	\$1,050,000	20/12/2025
3	24 Coleman St FITZROY NORTH 3068	\$1,150,000	17/12/2025

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:

08/05/2026 10:44

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2 1 1

Property Type: House (Res)

Land Size: 104 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,360,000

Comparable Properties



10 Egremont St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

Price: \$1,122,000

Method: Private Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 106 sqm approx



41 Nicholson St CARLTON 3053 (REI/VG)

Agent Comments

2 1 -

Price: \$1,050,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 105 sqm approx



24 Coleman St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 -

Price: \$1,150,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 112 sqm approx