

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

13 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$1,485,000

Property Type House

Suburb Carlton

Period - From 13/05/2025

to

12/05/2026

Source

Property Data

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	59 St Georges Rd.S FITZROY NORTH 3068	\$2,625,000	28/03/2026
2	389 Gore St FITZROY 3065	\$2,600,000	28/01/2026
3	20 Grant St FITZROY NORTH 3068	\$2,650,000	24/11/2025

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:

13/05/2026 12:37



Property Type: House (Previously Occupied - Detached)
Land Size: 140 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
13/05/2025 - 12/05/2026: \$1,485,000

Comparable Properties



59 St Georges Rd.S FITZROY NORTH 3068 (REI)

[Agent Comments](#)



Price: \$2,625,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)



389 Gore St FITZROY 3065 (REI)

[Agent Comments](#)



Price: \$2,600,000
Method: Private Sale
Date: 28/01/2026
Property Type: House



20 Grant St FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)



Price: \$2,650,000
Method: Auction Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 135 sqm approx