

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

92 Faraday Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,240,000

Property Type House

Suburb Carlton

Period - From 01/04/2026

to

30/06/2026

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	34 Barkly St CARLTON 3053	\$1,720,000	16/06/2026
2	105 Station St CARLTON 3053	\$1,645,000	30/03/2026
3			

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:

10/08/2026 13:53



 4  2  1

Property Type: House

Agent Comments

Comparable Properties



34 Barkly St CARLTON 3053 (REI)

Agent Comments

 4  2  -

Price: \$1,720,000

Method: Private Sale

Date: 16/06/2026

Property Type: House



105 Station St CARLTON 3053 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,645,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 190 sqm approx

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.