

# 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

5/36 Berkeley 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,055,000

Property Type Townhouse

Suburb Carlton

Period - From 17/02/2025

to

16/02/2026

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	33/52 Leicester St CARLTON 3053	\$1,200,000	01/12/2025
2	2/5 Cobden St NORTH MELBOURNE 3051	\$1,060,000	13/09/2025
3	2/36-42 Berkeley St CARLTON 3053	\$1,150,000	20/08/2025

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:

17/02/2026 14:22



3   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

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

**Median Townhouse Price**

17/02/2025 - 16/02/2026: \$1,055,000

## Comparable Properties



**33/52 Leicester St CARLTON 3053 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** Apartment



**2/5 Cobden St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** Apartment



**2/36-42 Berkeley St CARLTON 3053 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,150,000

**Method:** Sold Before Auction

**Date:** 20/08/2025

**Property Type:** Townhouse (Res)