

## 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

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)**

3



2



1

**Price:** \$1,200,000**Method:** Private Sale**Date:** 01/12/2025**Property Type:** Apartment

Agent Comments

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

3



2



2

**Price:** \$1,060,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** Apartment

Agent Comments

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

3



2



2

**Price:** \$1,150,000**Method:** Sold Before Auction**Date:** 20/08/2025**Property Type:** Townhouse (Res)

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951