

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 23/02/2025 to 22/02/2026 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	5/157-161 Bouverie St CARLTON 3053	\$1,450,000	11/11/2025
3	2/5 Cobden St NORTH MELBOURNE 3051	\$1,060,000	13/09/2025

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: 23/02/2026 09:15



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
23/02/2025 - 22/02/2026: \$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



5/157-161 Bouverie St CARLTON 3053 (REI)

Agent Comments

3 2 2

Price: \$1,450,000
Method: Private Sale
Date: 11/11/2025
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

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



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