

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

5504/160 Victoria Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$630,000

&

\$660,000

Median sale price

Median price

\$355,000

Property Type

Unit

Suburb

Carlton

Period - From

11/08/2025

to

10/08/2026

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	6209/160 Victoria St CARLTON 3053	\$670,000	19/05/2026
2	1509/160 Victoria St CARLTON 3053	\$615,000	27/03/2026
3	3616/160 Victoria St CARLTON 3053	\$610,000	20/03/2026

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:

11/08/2026 15:29



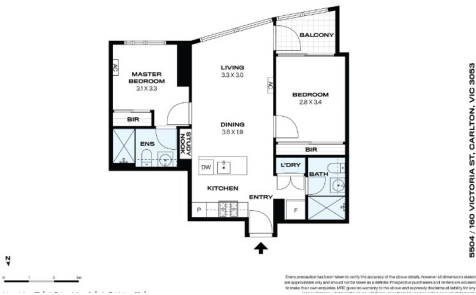
Jake Hu
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MRE

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median Unit Price
11/08/2025 - 10/08/2026: \$355,000



Comparable Properties

6209/160 Victoria St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$670,000
Method: Sale
Date: 19/05/2026
Property Type: Flat/Unit/Apartment (Res)

1509/160 Victoria St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$615,000
Method: Sale
Date: 27/03/2026
Property Type: Flat/Unit/Apartment (Res)

3616/160 Victoria St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$610,000
Method: Sale
Date: 20/03/2026
Property Type: Flat/Unit/Apartment (Res)

