

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 102/42-50 Barry Street, Carlton VIC 3053

Indicative selling price

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

Single price \$165,000

Median sale price

Median price \$385,000

Property type Unit

Suburb Carlton

Period - From 01/10/2025

to

31/12/2025

Source REIV

Comparable property sales

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

103/127-133 LEICESTER STREET CARLTON VIC 3053

\$170,000

20 Dec 2025

102/127-133 LEICESTER STREET CARLTON VIC 3053

\$165,000

15 Dec 2025

104/127-133 LEICESTER STREET CARLTON VIC 3053

\$170,000

14 Oct 2025

This Statement of Information was prepared on: 4 April 2026