

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

108/82 CANNING STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

303/94 CANNING STREET CARLTON VIC 3053	\$620,000	20-Nov-25
104/124 PALMERSTON STREET CARLTON VIC 3053	\$671,000	23-Feb-26

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 6 months.

This Statement of Information was prepared on: 03 March 2026



**303/94 CANNING STREET
CARLTON VIC 3053**

 2  2  1

Sold Price **\$620,000** Sold Date **20-Nov-25**

Distance **0km**



**104/124 PALMERSTON STREET
CARLTON VIC 3053**

 2  1  1

Sold Price ^{RS} **\$671,000** Sold Date **23-Feb-26**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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