

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

307/81 CEMETERY ROAD EAST 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

\$559,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2025

to

31 Jul 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

19/355 RATHDOWNE STREET CARLTON VIC 3053	\$599,000	06-May-26
216/101 GRATTAN STREET CARLTON VIC 3053	\$600,000	17-Jul-26
5/100 QUEENSBERRY STREET CARLTON VIC 3053	\$565,000	16-Jul-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: 11 August 2026

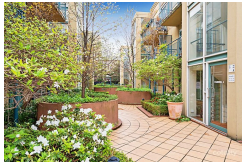


**19/355 RATHDOWNE STREET
CARLTON VIC 3053**

 2  1  2

Sold Price **\$599,000** Sold Date **06-May-26**

Distance **0.63km**



**216/101 GRATTAN STREET
CARLTON VIC 3053**

 2  1  1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **17-Jul-26**

Distance **0.86km**



**5/100 QUEENSBERRY STREET
CARLTON VIC 3053**

 2  1  1

Sold Price ^{RS} **\$565,000** Sold Date **16-Jul-26**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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