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	325 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,080,000 & $1,145,000

Median sale price

Median price $1,782,500 Property Type House Suburb Carlton North

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	41 Nicholson St CARLTON 3053	$1,050,000	20/12/2025
2	110 Station St CARLTON 3053	$1,090,000	22/11/2025
3	99 Pigdon St CARLTON NORTH 3054	$1,000,000	15/11/2025

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: 27/01/2026 10:27

325 Nicholson Street, Carlton North Vic 3054

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



2 1 0

Property Type: House
Land Size: 160 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,145,000
Median House Price
December quarter 2025: $1,782,500

Comparable Properties



41 Nicholson St CARLTON 3053 (REI)

2 1 -

Price: $1,050,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 105 sqm approx

Agent Comments



110 Station St CARLTON 3053 (REI/VG)

2 1 -

Price: $1,090,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 134 sqm approx

Agent Comments



99 Pigdon St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,000,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 92 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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