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	349 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,365,000 Property Type House Suburb Carlton North

Period - From 01/01/2026 to 31/03/2026 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	110 Station St CARLTON 3053	$1,090,000	22/11/2025
2	99 Pigdon St CARLTON NORTH 3054	$1,000,000	15/11/2025
3	76 Princes St CARLTON NORTH 3054	$1,054,000	11/10/2025

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: 09/04/2026 16:18

Dingle Partners



Property Type:
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2026: $1,365,000

Comparable Properties



110 Station St CARLTON 3053 (REI/VG)

2 | 1 | -

Agent Comments

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



99 Pigdon St CARLTON NORTH 3054 (REI/VG)

2 | 1 | -

Agent Comments

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



76 Princes St CARLTON NORTH 3054 (REI/VG)

2 | 1 | -

Agent Comments

Price: $1,054,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 136 sqm approx

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE | propertydata.com.au

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