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	568 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Single price $1,475,000

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	414 Station St CARLTON NORTH 3054	$1,545,000	02/05/2026
2	606 Drummond St CARLTON NORTH 3054	$1,500,000	21/03/2026
3	18 Curtain St CARLTON NORTH 3054	$1,425,000	13/01/2026

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: 04/05/2026 11:46

568 Drummond Street, Carlton North Vic 3054

JellisCraig

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au

Indicative Selling Price
$1,475,000
Median House Price
March quarter 2026: $1,365,000



2	1	off street parking

Rooms: 4
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments

Comparable Properties



414 Station St CARLTON NORTH 3054 (REI)

2	1	1

Price: $1,545,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)

Agent Comments



606 Drummond St CARLTON NORTH 3054 (REI/VG)

2	1	-

Price: $1,500,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 116 sqm approx

Agent Comments



18 Curtain St CARLTON NORTH 3054 (REI/VG)

2	1	-

Price: $1,425,000
Method: Private Sale
Date: 13/01/2026
Property Type: House (Res)
Land Size: 144 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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