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	8/767 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between $970,000 & $1,060,000

Median sale price

Median price $695,000 Property Type Unit Suburb Carlton North

Period - From 01/04/2025 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	3/467 Cardigan St CARLTON 3053	$1,025,000	21/03/2026
2	5/46-48 John St BRUNSWICK EAST 3057	$1,000,000	06/12/2025
3	4/144 Rose St FITZROY 3065	$1,010,000	25/11/2025

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: 09/04/2026 11:11

8/767 Nicholson Street, Carlton North Vic 3054



2 1 0

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$970,000 - $1,060,000
Median Unit Price
Year ending March 2026: $695,000

Comparable Properties



3/467 Cardigan St CARLTON 3053 (REI)

2 1 1

Price: $1,025,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit

Agent Comments



5/46-48 John St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $1,000,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments



4/144 Rose St FITZROY 3065 (REI/VG)

2 1 1

Price: $1,010,000
Method: Private Sale
Date: 25/11/2025
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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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	7/767 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between $640,000 & $700,000

Median sale price

Median price $695,000 Property Type Unit Suburb Carlton North

Period - From 01/04/2025 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	4/153 Barkly St BRUNSWICK 3056	$667,000	20/01/2026
2	205/75 Argyle St FITZROY 3065	$680,000	23/12/2025
3	21/682 Nicholson St FITZROY NORTH 3068	$700,000	23/11/2025

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: 09/04/2026 11:08

7/767 Nicholson Street, Carlton North Vic 3054

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000 - $700,000
Median Unit Price
Year ending March 2026: $695,000

Comparable Properties



4/153 Barkly St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $667,000
Method: Sold Before Auction
Date: 20/01/2026
Property Type: Apartment

Agent Comments



205/75 Argyle St FITZROY 3065 (REI/VG)

1 1 -

Price: $680,000
Method: Private Sale
Date: 23/12/2025
Property Type: Apartment

Agent Comments

21/682 Nicholson St FITZROY NORTH 3068 (VG)

1 - -

Price: $700,000
Method: Sale
Date: 23/11/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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