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	117/264 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between $370,000 & $390,000

Median sale price

Median price $509,500 Property Type Unit Suburb Carlton

Period - From 01/04/2024 to 31/03/2025 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	9/96 Charles St FITZROY 3065	$365,000	07/06/2025
2	417D/604 Swanston St CARLTON 3053	$365,000	10/03/2025
3	18/25 Barkly St CARLTON 3053	$384,000	07/03/2025

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: 26/06/2025 16:48

117/264 Drummond Street, Carlton Vic 3053



Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Indicative Selling Price
$370,000 - $390,000
Median Unit Price
Year ending March 2025: $509,500

Comparable Properties



9/96 Charles St FITZROY 3065 (REI)

1 | 1 | -

Price: $365,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Apartment

Agent Comments



417D/604 Swanston St CARLTON 3053 (VG)

1 | - | -

Price: $365,000
Method: Sale
Date: 10/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



18/25 Barkly St CARLTON 3053 (VG)

1 | - | -

Price: $384,000
Method: Sale
Date: 07/03/2025
Property Type: Strata Unit/Flat

Agent Comments

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

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