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	33 Nicholson Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,845,000

Median sale price

Median price $1,370,000 Property Type House 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	570 Rathdowne St CARLTON NORTH 3054	$1,960,000	10/04/2025
2	591 Rathdowne St CARLTON NORTH 3054	$1,915,000	14/03/2025
3	507 Station St CARLTON NORTH 3054	$1,820,000	01/03/2025

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: 28/04/2025 11:57

33 Nicholson Street, Carlton Vic 3053



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,845,000
Median House Price
Year ending March 2025: $1,370,000

Comparable Properties



570 Rathdowne St CARLTON NORTH 3054 (REI)

3 2 1

Price: $1,960,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 190 sqm approx

Agent Comments



591 Rathdowne St CARLTON NORTH 3054 (REI/VG)

3 1 -

Price: $1,915,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 194 sqm approx

Agent Comments



507 Station St CARLTON NORTH 3054 (REI)

3 1 1

Price: $1,820,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments

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

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