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	209/495 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between $520,000 & $540,000

Median sale price

Median price $440,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 30/09/2025 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	614/495 Rathdowne St CARLTON 3053	$525,000	12/11/2025
2	104/112 Keppel St CARLTON 3053	$562,500	26/08/2025
3	105/950 Swanston St CARLTON 3053	$520,000	10/07/2025

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: 01/12/2025 10:32

209/495 Rathdowne Street, Carlton Vic 3053



Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$520,000 - $540,000
Median Unit Price
Year ending September 2025: $440,000

Comparable Properties



614/495 Rathdowne St CARLTON 3053 (REI)

2 | 1 | 1

Price: $525,000
Method: Private Sale
Date: 12/11/2025
Rooms: 3
Property Type: Apartment

Agent Comments



104/112 Keppel St CARLTON 3053 (REI/VG)

2 | 1 | 1

Price: $562,500
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments

105/950 Swanston St CARLTON 3053 (VG)

2 | - | -

Price: $520,000
Method: Sale
Date: 10/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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