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	8/75 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between $630,000 & $670,000

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	74/121 Rathdowne St CARLTON 3053	$620,000	20/09/2025
2	27/1 St David St FITZROY 3065	$640,000	12/09/2025
3	20/302 Abbotsford St NORTH MELBOURNE 3051	$660,000	19/06/2025

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: 15/10/2025 14:35

8/75 Drummond Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median Unit Price
Year ending September 2025: $440,000

Comparable Properties



74/121 Rathdowne St CARLTON 3053 (REI)

2 1 1

Price: $620,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Apartment

Agent Comments



27/1 St David St FITZROY 3065 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 12/09/2025
Property Type: Apartment

Agent Comments



20/302 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment
Land Size: 2283 sqm approx

Agent Comments

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

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