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	4/371 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Single price $400,000

Median sale price

Median price $430,000 Property Type Unit Suburb Carlton

Period - From 01/01/2026 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.

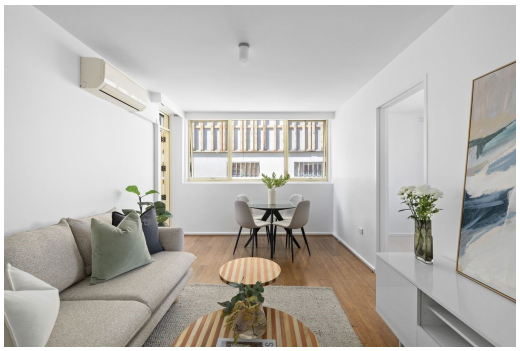
	Address of comparable property	Price	Date of sale
1	3/6-8 Charlotte St COLLINGWOOD 3066	$400,080	04/03/2026
2	6/463-465 Gore St FITZROY 3065	$415,000	21/01/2026
3	11/50 Barkly St CARLTON 3053	$385,000	04/12/2025

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: 08/04/2026 20:05

4/371 Drummond Street, Carlton Vic 3053



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000
Median Unit Price
March quarter 2026: $430,000

Comparable Properties



3/6-8 Charlotte St COLLINGWOOD 3066 (REI)

1 1 1

Price: $400,080
Method: Private Sale
Date: 04/03/2026
Property Type: Apartment

Agent Comments



6/463-465 Gore St FITZROY 3065 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment

Agent Comments



11/50 Barkly St CARLTON 3053 (REI/VG)

1 1 1

Price: $385,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Agent Comments

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

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