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	7/1023 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Single price	$750,000

Median sale price

Median price	$695,000	Property Type	Unit	Suburb	Carlton North
Period - From	01/04/2025	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	19/1102 Lygon St CARLTON NORTH 3054	$781,000	01/05/2026
2	1/8 Michael St BRUNSWICK 3056	$750,000	27/04/2026
3	26/419 Lygon St CARLTON 3053	$783,000	18/03/2026

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: 10/06/2026 16:25

7/1023 Rathdowne Street, Carlton North Vic 3054

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au

Indicative Selling Price
$750,000
Median Unit Price
Year ending March 2026: $695,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



19/1102 Lygon St CARLTON NORTH 3054 (REI)

2 1 1

Price: $781,000
Method: Auction Sale
Date: 01/05/2026
Property Type: Apartment

Agent Comments



1/8 Michael St BRUNSWICK 3056 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

Agent Comments



26/419 Lygon St CARLTON 3053 (REI/VG)

2 1 1

Price: $783,000
Method: Auction Sale
Date: 18/03/2026
Property Type: Townhouse (Res)

Agent Comments

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