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	587 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,365,000 Property Type House Suburb Carlton North

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	23 Seacombe St FITZROY NORTH 3068	$1,242,000	21/03/2026
2	636 Station St CARLTON NORTH 3054	$1,250,000	21/03/2026
3	154 Barkly St CARLTON 3053	$1,250,000	10/12/2025

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: 14/05/2026 16:20

587 Drummond Street, Carlton North Vic 3054

JellisCraig

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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2026: $1,365,000

Comparable Properties



23 Seacombe St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,242,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 109 sqm approx

Agent Comments



636 Station St CARLTON NORTH 3054 (REI)

2 1 -

Price: $1,250,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 164 sqm approx

Agent Comments



154 Barkly St CARLTON 3053 (REI/VG)

2 1 -

Price: $1,250,000
Method: Sold Before Auction
Date: 10/12/2025
Property Type: House (Res)
Land Size: 100 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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