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	19 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Range between $910,000 & $950,000

Median sale price

Median price $1,050,000 Property Type Townhouse Suburb Carlton

Period - From 03/08/2025 to 02/08/2026 Source Property Data

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	8 Laura Pl FITZROY NORTH 3068	$936,500	26/05/2026
2	3/34 Smith St COLLINGWOOD 3066	$928,000	08/05/2026
3	70 Palmerston St CARLTON 3053	$950,000	31/03/2026

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: 03/08/2026 17:51

19 Palmerston Street, Carlton Vic 3053

Nelson Alexander



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$910,000 - $950,000
Median Townhouse Price
03/08/2025 - 02/08/2026: $1,050,000

Comparable Properties



8 Laura Pl FITZROY NORTH 3068 (REI)

2 1 1

Price: $936,500
Method: Private Sale
Date: 26/05/2026
Property Type: Townhouse (Single)

Agent Comments



3/34 Smith St COLLINGWOOD 3066 (REI/VG)

2 2 1

Price: $928,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: Unit

Agent Comments



70 Palmerston St CARLTON 3053 (REI/VG)

2 1 -

Price: $950,000
Method: Private Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 113 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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