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	78 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,240,000 Property Type House Suburb Carlton

Period - From 01/04/2026 to 30/06/2026 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	232 Napier St FITZROY 3065	$1,240,000	24/06/2026
2	12 Greeves St FITZROY 3065	$1,370,000	23/05/2026
3	145 Palmerston St CARLTON 3053	$1,360,000	05/03/2026

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: 19/08/2026 16:45

78 Palmerston Street, Carlton Vic 3053

JellisCraig

Charles Atkins
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Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2026: $1,240,000



3 2 0

Property Type: House
Land Size: 114 approx. sqm approx

Agent Comments

Comparable Properties



232 Napier St FITZROY 3065 (REI/VG)

3 2 -

Price: $1,240,000
Method: Private Sale
Date: 24/06/2026
Property Type: House (Res)
Land Size: 108 sqm approx

Agent Comments



12 Greeves St FITZROY 3065 (REI/VG)

3 1 -

Price: $1,370,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 133 sqm approx

Agent Comments



145 Palmerston St CARLTON 3053 (REI/VG)

3 2 -

Price: $1,360,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 112 sqm approx

Agent Comments

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