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	578 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,850,000 & $2,000,000

Median sale price

Median price $1,553,000 Property Type House Suburb Carlton North

Period - From 01/04/2024 to 30/06/2024 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	134 Fenwick St CARLTON NORTH 3054	$1,870,000	10/08/2024
2	37 Amess St CARLTON NORTH 3054	$1,935,000	04/07/2024
3	420 Station St CARLTON NORTH 3054	$1,800,000	25/05/2024

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: 27/08/2024 15:32

578 Station Street, Carlton North Vic 3054

David Sanguinedo
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3 1 2

Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median House Price
June quarter 2024: $1,553,000

Comparable Properties



134 Fenwick St CARLTON NORTH 3054 (REI)

3 1 1

Price: $1,870,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



37 Amess St CARLTON NORTH 3054 (REI)

3 1 1

Price: $1,935,000
Method: Sold Before Auction
Date: 04/07/2024
Property Type: House (Res)

Agent Comments

183sqm approx



420 Station St CARLTON NORTH 3054 (REI/VG)

3 1 1

Price: $1,800,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments

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