31 Kay Street, Carlton Vic 3053



3 Bed 1 Bath – Car
Rooms: 5
Property Type: House (Res)
Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
September quarter 2024:
$1,700,000

Comparable Properties



94 Mcilwraith Street, Princes Hill 3054 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $1,550,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Agent Comments: Renovated and extended 2 bedroom terrace



2 Charles Street, Carlton 3053 (REI/VG)

3 Bed 2 Bath - Car
Price: $1,390,000
Method: Private Sale
Date: 01/09/2024
Property Type: House (Res)
Land Size: 118 sqm approx
Agent Comments: Updated Victorian terrace; inferior position



70 Station Street, Carlton 3053 (REI/VG)

3 Bed 1 Bath - Car
Price: $1,421,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 139 sqm approx
Agent Comments: Updated Victorian terrace of similar proportions

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	31 Kay Street, Carlton Vic 3053

Indicative selling price

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

Range between	$1,400,000	&	$1,500,000

Median sale price

Median price	$1,700,000	House	x	Suburb	Carlton

Period - From	01/07/2024	to	30/09/2024	Source	REIV

Comparable property sales

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
94 Mcilwraith Street, PRINCES HILL 3054	$1,550,000	15/10/2024
2 Charles Street, CARLTON 3053	$1,390,000	01/09/2024
70 Station Street, CARLTON 3053	$1,421,000	15/06/2024

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