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 Newry Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,564,000 Property Type House Suburb Carlton North

Period - From 30/01/2024 to 29/01/2025 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	37 Reid St FITZROY NORTH 3068	$1,120,000	05/12/2024
2	177 Canning St CARLTON 3053	$1,081,000	23/11/2024
3	329 Nicholson St CARLTON NORTH 3054	$1,055,000	13/11/2024

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: 30/01/2025 11:01

78 Newry Street, Carlton North Vic 3054

Nelson Alexander



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
30/01/2024 - 29/01/2025: $1,564,000

Comparable Properties



37 Reid St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,120,000
Method: Private Sale
Date: 05/12/2024
Property Type: House

Agent Comments



177 Canning St CARLTON 3053 (REI)

2 1 -

Price: $1,081,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)

Agent Comments



329 Nicholson St CARLTON NORTH 3054 (REI)

2 1 -

Price: $1,055,000
Method: Private Sale
Date: 13/11/2024
Property Type: House

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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