52 Little Palmerston Street, Carlton Vic 3053



3 Bed 2 Bath - Car
Property Type: House
Indicative Selling Price
$1,125,000
Median House Price
Year ending December 2024:
$1,390,000

Comparable Properties



10/19 Victoria Street, Fitzroy 3065 (REI)

2 Bed 2 Bath 1 Car
Price: $1,110,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit
Agent Comments: 2 bedroom apartment in small development



23 Owen Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car
Price: $1,135,000
Method: Private Sale
Date: 14/02/2025
Property Type: House (Res)
Land Size: 80 sqm approx
Agent Comments: Open plan studio residence in need of some updating



49 Macarthur Place South, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car
Price: $1,100,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 85 sqm approx
Agent Comments: Compact 2 bedroom cottage

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: 52 Little Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Single price: $1,125,000

Median sale price

Median price: $1,390,000 House: x Suburb: Carlton

Period - From: 01/01/2024 to: 31/12/2024 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
10/19 Victoria Street, FITZROY 3065	$1,110,000	22/02/2025
23 Owen Street, CARLTON 3053	$1,135,000	14/02/2025
49 Macarthur Place South, CARLTON 3053	$1,100,000	19/10/2024

This Statement of Information was prepared on: 21/03/2025 09:08