2/355 Rathdowne Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
$559,000
Median House Price
December quarter 2024: $550,000

Comparable Properties



506/668 Swanston Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: $555,000
Method: Sold Before Auction
Date: 24/01/2025
Property Type: Unit
Agent Comments: Inferior location, condition, same accommodation small outdoor area



706D/604 Swanston Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: $535,500
Method: Private Sale
Date: 30/11/2024
Property Type: Unit
Agent Comments: Interior location, superior condition, same accommodation



802/77 Cardigan Street, Carlton 3053 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $560,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment
Agent Comments: Similar location, inferior internal and outdoor space, superior accommodation has second bathroom

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	2/355 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single Price	$559,000

Median sale price

Median price	$550,000	Unit	x	Suburb	Carlton
Period - From	01/10/2024	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
506/668 Swanston Street, CARLTON 3053	$555,000	24/01/2025
706D/604 Swanston Street, CARLTON 3053	$535,500	30/11/2024
802/77 Cardigan Street, CARLTON 3053	$560,000	08/11/2024

This Statement of Information was prepared on: 25/03/2025 10:53