570 Rathdowne Street, Carlton North Vic 3054



3 Bed 2 Bath 1 Car
Property Type: House (Res)
Land Size: 190 sqm approx
Indicative Selling Price
$2,075,000
Median House Price
December quarter 2024:
$1,712,500

Comparable Properties



591 Rathdowne Street, Carlton North 3054 (REI)

3 Bed 1 Bath - Car
Price: $1,915,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 194 sqm approx
Agent Comments: Single level terrace; one bathroom; no parking



245a Richardson Street, Carlton North 3054 (REI)

3 Bed 2 Bath 1 Car
Price: $2,050,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Agent Comments: Contemporary laneway residence on smaller land of 155m2



624 Canning Street, Carlton North 3054 (REI/VG)

3 Bed 1 Bath 1 Car
Price: $1,940,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 157 sqm approx
Agent Comments: Single level terrace; one bathroom; smaller land of 157m2

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	570 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Single price	$2,075,000

Median sale price

Median price	$1,712,500	House	x	Suburb	Carlton North
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
591 Rathdowne Street, CARLTON NORTH 3054	$1,915,000	14/03/2025
245a Richardson Street, CARLTON NORTH 3054	$2,050,000	04/03/2025
624 Canning Street, CARLTON NORTH 3054	$1,940,000	23/11/2024

This Statement of Information was prepared on: 26/03/2025 11:47