662 Drummond Street, Carlton North Vic 3054



2 Bed 1 Bath - Car
Property Type: House
Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending March 2024:
$1,450,000

Comparable Properties



364 Station Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: $1,180,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 113 sqm approx
Agent Comments: Comparable location Superior renovation Similar property and same attributes



15 Davis Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: $1,150,000
Method: Private Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 108 sqm approx
Agent Comments: Comparable location and property Comparable layout Superior renovations



92 Curtain Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: $1,140,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 106 sqm approx
Agent Comments: Superior condition, comparable location

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: 662 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,450,000 House x Suburb Carlton North

Period - From 01/04/2023 to 31/03/2024 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
364 Station Street, CARLTON NORTH 3054	$1,180,000	11/05/2024
15 Davis Street, CARLTON NORTH 3054	$1,150,000	18/05/2024
92 Curtain Street, CARLTON NORTH 3054	$1,140,000	11/05/2024

This Statement of Information was prepared on: 13/03/2025s

This guide must not be taken as legal advice.