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	595-597 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $1,680,000 Property Type House Suburb Carlton North

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	69 Queens Pde FITZROY NORTH 3068	$1,690,000	28/03/2025
2	62 Kerr St FITZROY 3065	$1,720,000	21/03/2025
3			

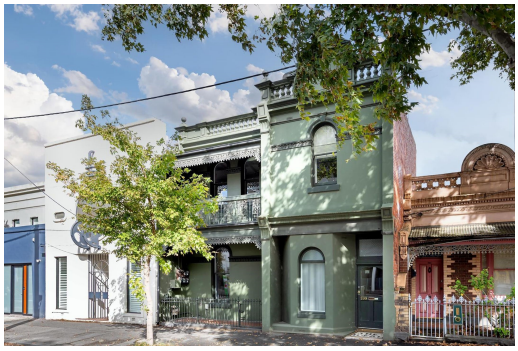
OR

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: 14/04/2025 16:34

595-597 Nicholson Street, Carlton North Vic 3054

Nelson Alexander



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Property Type: House (Previously Occupied - Detached)
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
Year ending March 2025: $1,680,000

Comparable Properties



69 Queens Pde FITZROY NORTH 3068 (REI)

4 2 -

Price: $1,690,000
Method: Private Sale
Date: 28/03/2025
Property Type: House

Agent Comments



62 Kerr St FITZROY 3065 (REI)

4 1 4

Price: $1,720,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 338 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE | propertydata.com.au

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