68/255 Drummond Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
$425,000 - $450,000
Median House Price
Year ending December 2024:
$478,000

Comparable Properties



311/668 Swanston Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $420,000
Method: Private Sale
Date: 22/01/2025
Property Type: Apartment
Agent Comments: The property in comparison has the following: Similar location, Similar size & Similar floorplan



307/94 Canning Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $430,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: Unit
Agent Comments: The property in comparison has the following: Similar location, Similar size & Similar floorplan



1/355 Rathdowne Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $445,000
Method: Sold Before Auction
Date: 04/10/2024
Property Type: Apartment
Agent Comments: The property in comparison has the following: Inferior location, Similar size & Superior floorplan

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: 68/255 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between $425,000 & $450,000

Median sale price

Median price $478,000 Unit 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
311/668 Swanston Street, CARLTON 3053	$420,000	22/01/2025
307/94 Canning Street, CARLTON 3053	$430,000	21/10/2024
1/355 Rathdowne Street, CARLTON 3053	$445,000	04/10/2024

This Statement of Information was prepared on: 24/03/2025 13:29

This guide must not be taken as legal advice.