3/121 Rathdowne Street, Carlton



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
$600,000 - $650,000
Median House Price
Year ending March 2025: $509,500

Comparable Properties



29/36-44 Drummond Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: $605,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Agent Comments: Similar location, same accommodation, inferior condition unrenovated



45/121 Rathdowne Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: $635,000
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment
Agent Comments: Same building & accommodation, inferior position one level and smaller internal size, similar condition update

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: 3/121 Rathdowne, Street, Carlton Vic 3053

Indicative selling price

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

Range between: $600,000 & $650,000

Median sale price

Median price: $509,500 Unit: x Suburb: Carlton

Period - From: 01/04/2024 to: 31/03/2025 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
29/36-44 Drummond Street, Carlton 3053	$605,000	05/04/2025
ss45/121 Rathdowne Street, Carlton 3053	$635,000	19/12/2024

This Statement of Information was prepared on: 14/04/2025 10:21

This guide must not be taken as legal advice.