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	36 Fenwick Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	63 Barkly St CARLTON 3053	$1,300,000	12/04/2025
2	130 Clauscen St FITZROY NORTH 3068	$1,306,500	24/01/2025
3	95 Macpherson St CARLTON NORTH 3054	$1,300,000	16/12/2024

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: 28/04/2025 10:49

36 Fenwick Street, Carlton North Vic 3054

Nelson Alexander



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending March 2025: $1,680,000

Comparable Properties



63 Barkly St CARLTON 3053 (REI)

2 1 -

Price: $1,300,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments



130 Clauscen St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,306,500
Method: Sold Before Auction
Date: 24/01/2025
Property Type: House
Land Size: 152 sqm approx

Agent Comments



95 Macpherson St CARLTON NORTH 3054 (VG)

2 - -

Price: $1,300,000
Method: Sale
Date: 16/12/2024
Property Type: House - Attached House N.E.C.
Land Size: 148 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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