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	566 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Single price $1,550,000

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	124 Amess St CARLTON NORTH 3054	$1,550,000	26/03/2025
2	628 Rathdowne St CARLTON NORTH 3054	$1,525,000	11/01/2025
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: 02/06/2025 12:02

566 Rathdowne Street, Carlton North Vic 3054

Nelson Alexander



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
Year ending March 2025: $1,680,000

Comparable Properties

124 Amess St CARLTON NORTH 3054 (VG)

2 - -

Price: $1,550,000
Method: Sale
Date: 26/03/2025
Property Type: House - Attached House N.E.C.
Land Size: 191 sqm approx

Agent Comments



628 Rathdowne St CARLTON NORTH 3054 (VG)

2 - -

Price: $1,525,000
Method: Sale
Date: 11/01/2025
Property Type: House - Attached House N.E.C.
Land Size: 192 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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