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	50 Dorrit Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,650,000

Median sale price

Median price $1,170,000 Property Type House Suburb Carlton

Period - From 01/01/2025 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	33 Nicholson St CARLTON 3053	$1,760,000	25/05/2025
2	257 Drummond St CARLTON 3053	$1,520,000	15/03/2025
3	131 Canning St CARLTON 3053	$1,633,000	19/03/2024

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: 16/06/2025 11:02

50 Dorrit Street, Carlton Vic 3053

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3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
March quarter 2025: $1,170,000

Comparable Properties



33 Nicholson St CARLTON 3053 (REI)

3 2 1

Price: $1,760,000
Method: Private Sale
Date: 25/05/2025
Property Type: House
Land Size: 145 sqm approx

Agent Comments



257 Drummond St CARLTON 3053 (REI/VG)

3 1 1

Price: $1,520,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 141 sqm approx

Agent Comments



131 Canning St CARLTON 3053 (REI/VG)

3 1 1

Price: $1,633,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 151 sqm approx

Agent Comments

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