73 Nicholson Street, Carlton Vic 3053



4 Bed 2 Bath 1 Car
Property Type: House
Indicative Selling Price
$1,750,000
Median House Price
25/06/2024 - 24/06/2025:
$1,390,000

Comparable Properties



33 Nicholson St CARLTON 3053 (REI)

3 Bed 2 Bath 1 Car
Price: $1,760,000
Method: Private Sale
Date: 25/05/2025
Property Type: House
Agent Comments: Similar terrace on smaller land size.



62 Kerr Street, FITZROY 3065 (REI)

4 Bed 1 Bath 4 Car
Price: $1,720,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Agent Comments: Unrenovated terrace; larger land size.



617 Brunswick St FITZROY NORTH 3068 (REI/VG)

4 Bed 2 Bath - Car
Price: $1,720,000
Method: Auction Sale
Date: 26/03/2025
Property Type: House
Agent Comments: Similar condition; smaller building and land size.

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: 73 Nicholson Street, Carlton Vic 3053

Indicative selling price

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

Single price: $1,750,000

Median sale price

Median price: $1,390,000 House: x Suburb: Carlton

Period - From: 25/06/2024 to: 24/06/2025 Source: Property Data

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
33 Nicholson Street, CARLTON 3053	$1,760,000	25/05/2025
62 Kerr Street, FITZROY 3065	$1,720,000	21/03/2025
617 Brunswick Street, FITZROY NORTH 3068	$1,720,000	01/03/2025

This Statement of Information was prepared on: 25/06/2025 17:50