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	59 Little Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,592,500 Property Type House Suburb Carlton

Period - From 01/07/2025 to 30/09/2025 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	36 Macarthur Pl.N CARLTON 3053	$1,485,000	23/08/2025
2	5 Jamieson St FITZROY NORTH 3068	$1,490,000	13/09/2025
3	997 Rathdowne St CARLTON NORTH 3054	$1,540,000	09/08/2025

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: 17/10/2025 17:42

59 Little Palmerston Street, Carlton Vic 3053

JellisCraig

Stefan Di Loreto
9403 9300
0400 621 082
stefandiloreto@jelliscraig.com.au



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000
Median House Price
September quarter 2025: $1,592,500

Comparable Properties



36 Macarthur Pl.N CARLTON 3053 (REI/VG)

2 2 -

Price: $1,485,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 82 sqm approx

Agent Comments



5 Jamieson St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,490,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 133 sqm approx

Agent Comments



997 Rathdowne St CARLTON NORTH 3054 (REI)

2 1 1

Price: $1,540,000
Method: Private Sale
Date: 09/08/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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