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	23 Davis Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,712,500 Property Type House Suburb Carlton North

Period - From 25/09/2024 to 24/09/2025 Source Property Data

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	127 Hotham St COLLINGWOOD 3066	$1,205,000	16/08/2025
2	18 Leyden St BRUNSWICK EAST 3057	$1,182,000	02/08/2025
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: 25/09/2025 12:11

23 Davis Street, Carlton North Vic 3054

Nelson Alexander



2 1 0

Property Type: House (Res)
Land Size: 102 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
25/09/2024 - 24/09/2025: $1,712,500

Comparable Properties



127 Hotham St COLLINGWOOD 3066 (REI)

2 1 -

Price: $1,205,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments



18 Leyden St BRUNSWICK EAST 3057 (REI)

2 1 -

Price: $1,182,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 129 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

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