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	265 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,638,500 Property Type House Suburb Carlton North

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	662 Lygon St CARLTON NORTH 3054	$1,190,000	06/09/2025
2	430 Nicholson St FITZROY NORTH 3068	$1,130,000	26/06/2025
3	241 Edward St BRUNSWICK EAST 3057	$1,130,000	20/06/2025

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: 08/10/2025 14:45

265 Station Street, Carlton North Vic 3054

JellisCraig

David Ashby
03 8415 6100
0404 342 410
davidashby@jelliscraig.com.au



2 1

Property Type: house
Land Size: 149 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,638,500

Comparable Properties



662 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,190,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 141 sqm approx

Agent Comments



430 Nicholson St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,130,000
Method: Sold Before Auction
Date: 26/06/2025
Property Type: House (Res)
Land Size: 179 sqm approx

Agent Comments



241 Edward St BRUNSWICK EAST 3057 (REI/VG)

2 1 -

Price: $1,130,000
Method: Sold Before Auction
Date: 20/06/2025
Property Type: House (Res)
Land Size: 138 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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