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	97 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between $5,000,000 & $5,450,000

Median sale price

Median price $1,400,000 Property Type House Suburb Carlton

Period - From 01/10/2024 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	99 Drummond St CARLTON 3053	$5,275,000	11/08/2025
2			
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: 13/11/2025 09:57

97 Drummond Street, Carlton Vic 3053

JellisCraig

Nicholas Corby
8415 6100
0418 512 978
nicholascorby@jelliscraig.com.au



8 3 4

Property Type: House
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,450,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



99 Drummond St CARLTON 3053 (REI)

5 4 4

Price: $5,275,000
Method: Private Sale
Date: 11/08/2025
Property Type: House
Land Size: 361 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.

REIV THE DIFFERENCE

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