

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

408 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Carlton North

Period - From

01/07/2024

to

30/06/2025

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 | 106 Canning St CARLTON 3053 | \$2,350,000 | 06/05/2025 |
| 2 | 358 Station St CARLTON NORTH 3054 | \$2,255,000 | 24/03/2025 |
| 3 | 851 Brunswick St.N FITZROY NORTH 3068 | \$2,425,000 | 01/03/2025 |

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:

14/07/2025 20:08

408 Station Street, Carlton North Vic 3054



David Sanguinedo

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending June 2025: \$1,715,000



3 2 0

Property Type: House

Agent Comments

Comparable Properties



106 Canning St CARLTON 3053 (REI/VG)

Agent Comments

4 2 -

Price: \$2,350,000

Method: Private Sale

Date: 06/05/2025

Property Type: House

Land Size: 221 sqm approx



358 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments

3 2 1

Price: \$2,255,000

Method: Private Sale

Date: 24/03/2025

Property Type: House

Land Size: 148 sqm approx



851 Brunswick St.N FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$2,425,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 8415 6100



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