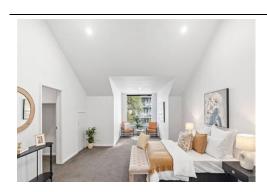
2/36-42 Berkeley Street, Carlton Vic 3053



3 Bed 2 Bath 2 Car Property Type: Apartment Indicative Selling Price \$900,000- \$990,000 Median House Price 03/06/2024 - 02/06/2025: \$935,000

Comparable Properties



33/28 Jeffcott Street, West Melbourne 3003 (REI)

3 Bed 2 Bath 2 Car Price: \$900,000 Method: Private Sale Date: 16/05/2025

Property Type: Apartment

Agent Comments: Similar size Inferior location Split level

property Comparable



3/16 Roden Street, West Melbourne 3003 (REI)

3 Bed 2 Bath 1 Car Price: \$1,000,000 Method: Private Sale Date: 30/04/2025

Property Type: Townhouse (Single)

Agent Comments: Similar size Inferior location Newer

construction Comparable



813/23 Batman Street, West Melbourne 3003 (REI/VG)

3 Bed 2 Bath 2 Car Price: \$940,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment

Agent Comments: Similar size. New style apartment.

Comparable

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered	for sale						
Address Including suburb or locality and postcode	2/36-42 Berkeley Street, Carlton Vic 3053						
Indicative selling For the meaning of this pr		er.vic.gov.au/u	nderqu	oting			
Range betweer	\$900,000	&		\$990,0	000		
Median sale price	9	_		_			
Median price	\$935,000	Townhouse	s	uburb	Carlton		
Period - From	03/06/2024	to 02/06/202	5		Source	REIV	

Comparable property sales

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
33/28 Jeffcott Street, WEST MELBOURNE 3003	\$900,000	16/05/2025
3/16 Roden Street, WEST MELBOURNE 3003	\$1,000,000	30/04/2025
813/23 Batman Street, WEST MELBOURNE 3003	\$940,000	28/03/2025

This Statement of Information was prepared on: 03/06/2025 10:4
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