

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 price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$935,000 Townhouse Suburb Carlton

Period - From 03/06/2024 to 02/06/2025 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 10:40