

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

514 Park Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,842,000

Property Type House

Suburb Carlton North

Period - From 01/04/2025

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	96 Freeman St FITZROY NORTH 3068	\$2,550,000	07/06/2025
2	121 Edward St BRUNSWICK 3056	\$2,780,000	10/05/2025
3	317 Pigdon St PRINCES HILL 3054	\$2,563,000	05/04/2025

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:

15/07/2025 16:27



Property Type:
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
June quarter 2025: \$1,842,000

Comparable Properties



96 Freeman St FITZROY NORTH 3068 (REI) Agent Comments

3 1 2

Price: \$2,550,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)



121 Edward St BRUNSWICK 3056 (REI) Agent Comments

5 2 4

Price: \$2,780,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House
Land Size: 630 sqm approx



317 Pigdon St PRINCES HILL 3054 (VG) Agent Comments

3 - -

Price: \$2,563,000
Method: Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 238 sqm approx