

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

17/264 DRUMMOND STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

302/264 DRUMMOND STREET CARLTON VIC 3053	\$555,000	12-Jun-25
16/101 GRATTAN STREET CARLTON VIC 3053	\$520,000	26-Mar-25
6/108 ELGIN STREET CARLTON VIC 3053	\$530,000	01-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 18 July 2025

CRAIG PATTERSON

Craig Patterson

P 0393477677

M 0407315620

E craig.patterson@agentsplus.au



**302/264 DRUMMOND STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$555,000** Sold Date **12-Jun-25**

Distance **0km**



**16/101 GRATTAN STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$520,000** Sold Date **26-Mar-25**

Distance **0.3km**



**6/108 ELGIN STREET CARLTON
VIC 3053**

1 1 1

Sold Price **\$530,000** Sold Date **01-Mar-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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