

133 Mcilwraith Street, Carlton North Vic 3054



3 Bed 2 Bath - Car

Property Type: House

Indicative Selling Price

\$1,795,000

Median House Price

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

Comparable Properties



11 David Street, CARLTON 3053 (REI)

3 Bed 2 Bath - Car

Price: \$1,763,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Agent Comments: Inferior location, same accommodation, superior condition fully renovated, inferior internal size.



28 Wilson Street, PRINCES HILL 3054 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,740,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Agent Comments: Comparable location, inferior condition and accommodation, larger land size no parking.



6 Arnold Street, PRINCES HILL 3054 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,760,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: House (Res)

Agent Comments: Inferior position & accommodation, unrenovated no parking.

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

133 McIlwraith Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$1,715,000

House

x

Suburb

Carlton North

Period - From

01/07/2024

to

31/06/2025

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
11 David Street, CARLTON 3053	\$1,763,000	24/05/2025
28 Wilson Street, PRINCES HILL 3054	\$1,740,000	12/04/2025
6 Arnold Street, PRINCES HILL 3054	\$1,760,000	03/04/2025

This Statement of Information was prepared on:

10/07/2025 10:41