

395 Rathdowne Street, Carlton VIC 3053



3 Bed 3 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

June quarter 2025: \$1,761,500

Comparable Properties



241 Nicholson Street, CARLTON 3053 (REI)

4 Bed 3 Bath 2 Car

Price: \$2,050,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Agent Comments: Terrace in fair overall condition



245a Richardson Street, Carlton North 3054 (REI)

3 Bed 2 Bath 1 Car

Price: \$2,050,000

Method: : Private Sale

Date: 04/03/2025

Property Type: House

Agent Comments: Contemporary townhouse in laneway location



4/249 Rathdowne Street, Carlton 3053 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,925,000

Method: Private Sale

Date: 20/02/2025

Property Type: Apartment

Agent Comments: Renovated apartment in older building

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

395 Rathdowne Street, Carlton VIC 3053

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,761,500 House x Suburb Carlton

Period - From 01/04/2025 to 30/06/2025 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
241 Nicholson Street, CARLTON 3053	\$2,050,000	31/05/2025
245a Richardson Street, CARLTON NORTH 3054	\$2,050,000	04/03/2025
4/249 Rathdowne Street, CARLTON 3053	\$1,925,000	20/02/2025

This Statement of Information was prepared on:

23/07/2025 12:26