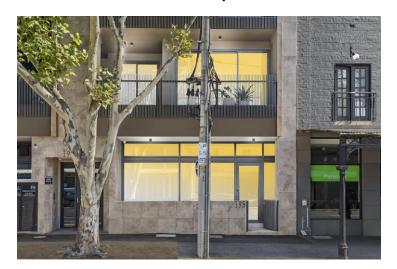
## 395 Rathdowne Street, Carlton VIC 3053



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

P	rop	perty	offered	l <u>for</u>	'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	Н	ouse	Х	S	Suburb	Carlton		
Period - From	01/04/2025	to	30/06	6/2025	5		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

