

570 Rathdowne Street, Carlton North Vic 3054



3 Bed 2 Bath 1 Car
Property Type: House (Res)
Land Size: 190 sqm approx
Indicative Selling Price
 \$1,950,000 - \$2,145,000
Median House Price
 December quarter 2024:
 \$1,712,500

Comparable Properties



278 Station Street, Carlton North 3054 (REI)

4 Bed 2 Bath - Car
Price: \$2,240,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 168 sqm approx
Agent Comments: Renovated and extended, of similar size and finish; smaller land size



614 Rathdowne Street, Carlton North 3054 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,850,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 255 sqm approx
Agent Comments: Sound, unrenovated single level Edwardian on larger land size



127 Amess Street, Carlton North 3054 (REI/VG)

3 Bed 1 Bath 1 Car
Price: \$2,265,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 194 sqm approx
Agent Comments: Renovated and extended terrace of similar size on similar land size

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

570 Rathdowne Street, Carlton North Vic 3054
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Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,712,500 House x Suburb Carlton North

Period - From 01/10/2024 to 31/12/2024 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
278 Station Street, CARLTON NORTH 3054	\$2,240,000	15/02/2025
614 Rathdowne Street, CARLTON NORTH 3054	\$1,850,000	07/02/2025
127 Amess Street, CARLTON NORTH 3054	\$2,265,000	17/12/2024

This Statement of Information was prepared on:

24/02/2025 09:27