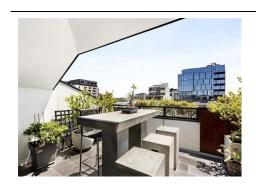
52 Little Palmerston Street, Carlton Vic 3053



3 Bed 2 Bath - Car Property Type: House Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending December 2024: \$1,390,000

Comparable Properties



2/1 Bedford Street, Collingwood 3066 (REI)

2 Bed 2 Bath 1 Car Price: \$1,280,000 Method: Private Sale Date: 17/01/2025

Property Type: Apartment

Agent Comments: 3 level contemporary townhouse



53 Ogrady Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car Price: \$1,244,000

Method: Sold Before Auction

Date: 13/09/2024

Property Type: House (Res) **Land Size:** 135 sqm approx

Agent Comments: Compact refurbished terrace



8 Macrobertsons Close, Fitzroy 3065 (REI/VG)

3 Bed 2 Bath 1 Car Price: \$1,270,000 Method: Private Sale Date: 30/08/2024

Property Type: House (Res)

Agent Comments: Three level apartment in large

development

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

	Propert	y offered	for sal	le
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Address	
Including suburb or	52 Little Palmerston Street, Carlton Vic 3053
locality and postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000

Median sale price

i saic price	-						
Median price	\$1,390,000	House	х	Suburb	Carlton		
Period - From	01/01/2024	to 31/1	2/2024		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
2/1 Bedford Street, COLLINGWOOD 3066	\$1,280,000	17/01/2025
53 Ogrady Street, CARLTON NORTH 3054	\$1,244,000	13/09/2024
8 Macrobertsons Close, FITZROY 3065	\$1,270,000	30/08/2024

This Statement of Information was prepared on: 03/02/2025 09:58

