

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*

Property offered for sale

Address
Including suburb or locality and postcode

52 Little Palmerston Street, Carlton Vic 3053

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

Median price

\$1,390,000

 House

x

 Suburb

Carlton

Period - From

01/01/2024

 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
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
