

## 624 Drummond Street, Carlton North Vic 3054



**4 Bed 3 Bath - Car**  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 251 sqm approx  
**Indicative Selling Price**  
 \$2,700,000 - \$2,900,000  
**Median House Price**  
 December quarter 2024:  
 \$1,712,500

## Comparable Properties



### 565 Canning Street, Carlton North 3054 (REI/VG)

**4 Bed 2 Bath 1 Car**  
**Price:** \$2,925,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 195 sqm approx  
**Agent Comments:** More recently renovated; smaller land size of 195m2

## 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

624 Drummond Street, Carlton North Vic 3054
---

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

#### 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
565 Canning Street, CARLTON NORTH 3054	\$2,925,000	26/10/2024

This Statement of Information was prepared on:

19/02/2025 16:08