

## 278 Station Street, Carlton North Vic 3054



**4 Bed 2 Bath - Car**  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 167 sqm approx  
**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 September quarter 2024:  
 \$1,617,500

## Comparable Properties



### 144 Garton Street, Princes Hill 3054 (REI)

**4 Bed 1 Bath - Car**  
**Price:** \$2,120,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Agent Comments:** Inferior condition, similar floorplan but one less bathroom, comparable position



### 256 Amess Street, Carlton North 3054 (VG)

**4 Bed 1 Bath - Car**  
**Price:** \$2,050,000  
**Method:** Sale  
**Date:** 02/10/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 196 sqm approx  
**Agent Comments:** Comparable location, superior has car space, inferior condition and presentation



### 578 Station Street, Carlton North 3054 (REI/VG)

**3 Bed 1 Bath 2 Car**  
**Price:** \$2,051,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 241 sqm approx  
**Agent Comments:** Inferior accommodation, similar condition, offers parking, comparable as same street

## 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

278 Station 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 \$2,000,000 & \$2,200,000

#### Median sale price

Median price \$1,617,500 House x Suburb Carlton North

Period - From 01/07/2024 to 30/09/2024 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
144 Garton Street, PRINCES HILL 3054	\$2,120,000	26/10/2024
256 Amess Street, CARLTON NORTH 3054	\$2,050,000	02/10/2024
578 Station Street, CARLTON NORTH 3054	\$2,051,000	21/09/2024

This Statement of Information was prepared on:

14/01/2025 09:19