

## 2/58 Leicester Street, Carlton Vic 3053



**1 Bed 1 Bath 1 Car**

**Property Type:** Strata  
Unit/Apartment

**Indicative Selling Price**

\$540,000 - \$580,000

**Median House Price**

Year ending September 2024:

\$427,500

## Comparable Properties



### 26/355 Rathdowne Street, Carlton 3053 (REI)

**1 Bed 1 Bath 1 Car**

**Price:** \$565,000

**Method:** Private Sale

**Date:** 11/11/2024

**Property Type:** Apartment

**Agent Comments:** This property has the following in comparison: Similar location, Similar size & Inferior accommodation



### 201/41 Kerr Street, Fitzroy 3065 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$571,000

**Method:** Private Sale

**Date:** 08/08/2024

**Property Type:** Unit

**Agent Comments:** This property has the following in comparison: Similar location, Similar size & Inferior accommodation



### 2/635 Drummond Street, Carlton North 3054 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$565,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** Apartment

**Agent Comments:** This property has the following in comparison: Similar location, Inferior size & Inferior accommodation

## 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

2/58 Leicester Street, Carlton Vic 3053
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#### Indicative selling price

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

Range between

\$540,000
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&

\$580,000
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#### Median sale price

Median price

\$427,500
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Unit

x
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Suburb

Carlton
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Period - From

01/10/2023
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to

30/09/2024
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Source

REIV
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#### 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
26/355 Rathdowne Street, CARLTON 3053	\$565,000	11/11/2024
201/41 Kerr Street, FITZROY 3065	\$571,000	08/08/2024
2/635 Drummond Street, CARLTON NORTH 3054	\$565,000	02/07/2024

This Statement of Information was prepared on:

12/11/2024 10:04
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