

## 13/7-29 Little Palmerston Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**  
**Property Type:**  
 Flat/Unit/Apartment (Res)  
**Indicative Selling Price**  
 \$740,000 - \$780,000  
**Median House Price**  
 June quarter 2024: \$568,000

## Comparable Properties



### 2/14-22 Waterloo Street, Carlton 3053 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$747,000  
**Method:** Private Salw  
**Date:** 01/08/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Comparable location, inferior condition, comparable attributes



### 1/1086 Lygon Street, Carlton North 3054 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 11/07/2024  
**Property Type:** Unit  
**Agent Comments:** Inferior location, comparable attributes, inferior condition



### 25/75 Drummond Street, Carlton 3053 (REI/VG)

**2 Bed 1 Bath 2 Car**  
**Price:** \$748,500  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** Unit  
**Agent Comments:** Superior has additional car space, comparable location, inferior size and condition

## 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

13/7-29 Little Palmerston Street, Carlton Vic 3053

#### Indicative selling price

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

Range between

\$740,000

&

\$780,000

#### Median sale price

Median price

\$568,000

Unit

x

Suburb

Carlton

Period - From

01/04/2024

to

30/06/2024

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
2/14-22 Waterloo Street, CARLTON 3053	\$747,000	01/08/2024
1/1086 Lygon Street, CARLTON NORTH 3054	\$750,000	11/07/2024
25/75 Drummond Street, CARLTON 3053	\$748,500	15/06/2024

This Statement of Information was prepared on:

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