

507/495 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$400,000
Median House Price
 December quarter 2024: \$550,000

Comparable Properties



108/151 Princes Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$375,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment
Agent Comments: The property in comparison has the following: Similar location, Inferior floorplan & Similar size



105/23 Palmerston Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$393,766
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment
Agent Comments: The property in comparison has the following: Similar location, Similar floorplan & Similar size



311/668 Swanston Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 22/01/2025
Property Type: Apartment
Agent Comments: The property in comparison has the following: Similar location, Superior floorplan & Superior size

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

507/495 Rathdowne Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$400,000

Median sale price

Median price

\$550,000

Unit

x

Suburb

Carlton

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
108/151 Princes Street, CARLTON 3053	\$375,000	13/02/2025
105/23 Palmerston Street, CARLTON 3053	\$393,766	23/01/2025
311/668 Swanston Street, CARLTON 3053	\$420,000	22/01/2025

This Statement of Information was prepared on:

21/02/2025 10:45