

107/101 Grattan Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$560,000 - \$590,000
Median House Price
 December quarter 2024: \$550,000

Comparable Properties



201/101 Grattan Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$579,000
Method: Private Sale
Date: 29/01/2025
Property Type: Apartment
Agent Comments: Comparable property in the same building.



14/101 Grattan Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$565,000
Method: Private Sale
Date: 23/11/2024
Property Type: Apartment
Agent Comments: Comparable property in the same building.



302/479 Cardigan Street, Carlton 3053 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$580,000
Method: Private Sale
Date: 29/10/2024
Property Type: Unit
Agent Comments: Newer development/block, has additional bathroom, comparable location

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

107/101 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$560,000

&

\$590,000

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
201/101 Grattan Street, CARLTON 3053	\$579,000	29/01/2025
14/101 Grattan Street, CARLTON 3053	\$565,000	23/11/2024
302/479 Cardigan Street, CARLTON 3053	\$580,000	29/10/2024

This Statement of Information was prepared on:

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