

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 6/85 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Carlton

Period - From 01/10/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* 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
1	202/21 Rose St FITZROY 3065	\$950,000	13/12/2024
2	7/205 Johnston St FITZROY 3065	\$950,000	29/11/2024
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/02/2025 11:28

6/85 Rathdowne Street, Carlton Vic 3053



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$995,000

Median Unit Price
December quarter 2024: \$550,000

Comparable Properties



202/21 Rose St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$950,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment



7/205 Johnston St FITZROY 3065 (REI)

Agent Comments

2 1 -

Price: \$950,000
Method: Private Sale
Date: 29/11/2024
Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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