

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

111/262-264 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$465,000 Property Type Unit Suburb Carlton

Period - From 01/07/2024 to 30/06/2025 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	302/264 Drummond St CARLTON 3053	\$555,000	12/06/2025
2	68/255 Drummond St CARLTON 3053	\$430,000	16/04/2025
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.~~

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending June 2025: \$465,000



1 1 1

Property Type: Apartment

Land Size: 53 sqm approx

Agent Comments

Build 2011 Balcony 8m2

Comparable Properties



302/264 Drummond St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$555,000

Method: Sale

Date: 12/06/2025

Property Type: Flat/Unit/Apartment (Res)

68/255 Drummond St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$430,000

Method: Sale

Date: 16/04/2025

Property Type: Strata Unit/Flat

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.