

## 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

133A/51-67 RATHDOWNE 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) (\*Delete single price or range as applicable)

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$386,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

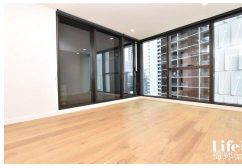
Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1202/23 MACKENZIE STREET MELBOURNE VIC 3000 | \$360,000 | 03-Jul-25 |
| 232/51-67 RATHDOWNE STREET CARLTON VIC 3053 | \$240,000 | 02-Jul-25 |
| 226/51-67 RATHDOWNE STREET CARLTON VIC 3053 | \$240,000 | 15-Sep-25 |

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 6 months.~~

This Statement of Information was prepared on: 08 October 2025


**1202/23 MACKENZIE STREET  
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

**\$360,000**

Sold Date

**03-Jul-25**

Distance

**0.24km**

**232/51-67 RATHDOWNE STREET  
CARLTON VIC 3053**

 1
  1
  1

Sold Price

**\$240,000**

Sold Date

**02-Jul-25**

Distance

**0km**

**226/51-67 RATHDOWNE STREET  
CARLTON VIC 3053**

 1
  1
  1

Sold Price

<sup>RS</sup> **\$240,000**

Sold Date

**15-Sep-25**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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