

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

226/51-67 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$230,000

&

\$250,000

Median sale price

Median price

\$509,500

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2024

to

31/03/2025

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	507/528 Swanston St CARLTON 3053	\$242,500	04/02/2025
2	922/528 Swanston St CARLTON 3053	\$230,000	25/03/2025
3	209/51-67 Rathdowne St CARLTON 3053	\$242,500	31/01/2025

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:

14/05/2025 15:19

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Indicative Selling Price

\$230,000 - \$250,000

Median Unit Price

Year ending March 2025: \$509,500



 1  1  0

Property Type: Studio Apartment

Agent Comments

Comparable Properties

507/528 Swanston St CARLTON 3053 (REI)

Agent Comments

 1  1  -

Price: \$242,500

Method:

Date: 04/02/2025

Property Type: Apartment



922/528 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

 1  1  -

Price: \$230,000

Method: Private Sale

Date: 25/03/2025

Rooms: 2

Property Type: Apartment



209/51-67 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 1  1  -

Price: \$242,500

Method: Private Sale

Date: 31/01/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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