

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

263 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$2,800,000

&

\$3,080,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Carlton

Period - From 01/07/2025

to

30/06/2026

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	29 Gore St FITZROY 3065	\$2,825,000	14/05/2026
2	78 St David St FITZROY 3065	\$3,120,000	17/04/2026
3	17 Benjamin St PARKVILLE 3052	\$2,850,000	23/02/2026

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:

18/08/2026 14:49

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Property Type:

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

Year ending June 2026: \$1,400,000

Comparable Properties



29 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$2,825,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 204 sqm approx



78 St David St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$3,120,000

Method: Private Sale

Date: 17/04/2026

Property Type: House (Res)

Land Size: 173 sqm approx



17 Benjamin St PARKVILLE 3052 (REI/VG)

Agent Comments



Price: \$2,850,000

Method: Private Sale

Date: 23/02/2026

Property Type: House

Land Size: 269 sqm approx

Account - Whitefox Real Estate | P: 96459699