

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

28 University Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Carlton

Period - From

01/10/2024

to

30/09/2025

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	32 Charlotte St COLLINGWOOD 3066	\$2,552,000	02/08/2025
2	408 Station St CARLTON NORTH 3054	\$2,500,000	23/07/2025
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.~~

This Statement of Information was prepared on:

20/10/2025 14:20



Property Type:
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending September 2025: \$1,400,000

Comparable Properties



32 Charlotte St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$2,552,000
Method: Sold Before Auction
Date: 02/08/2025
Property Type: House (Res)
Land Size: 195 sqm approx



408 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Sold Before Auction
Date: 23/07/2025
Property Type: House (Res)
Land Size: 159 sqm approx

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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