

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

308/495 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$493,000

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2025

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	2509/135 Abeckett St MELBOURNE 3000	\$375,000	14/07/2025
2	7/76 Brunswick Rd BRUNSWICK 3056	\$372,000	30/05/2025
3	507/495 Rathdowne St CARLTON 3053	\$370,000	16/05/2025

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:

22/08/2025 12:48

308/495 Rathdowne Street, Carlton Vic 3053



1 1 1

Property Type: Apartment
Land Size: 50 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median Unit Price
June quarter 2025: \$493,000

Comparable Properties

2509/135 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$375,000
Method: Sale
Date: 14/07/2025
Property Type: Flat/Unit/Apartment (Res)



7/76 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments

1 1 1

Price: \$372,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment

507/495 Rathdowne St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$370,000
Method: Sale
Date: 16/05/2025
Property Type: Flat/Unit/Apartment (Res)