

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

408/495 RATHDOWNE STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2024

to

31 Jul 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

507/495 RATHDOWNE STREET CARLTON VIC 3053	\$370,000	16-May-25
301/525 RATHDOWNE STREET CARLTON VIC 3053	\$350,000	05-May-25
201/151 PRINCES STREET CARLTON VIC 3053	\$370,000	21-Feb-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: 28 August 2025


**507/495 RATHDOWNE STREET
CARLTON VIC 3053**

1 1 1

 Sold Price **\$370,000** Sold Date **16-May-25**

 Distance **0km**

**301/525 RATHDOWNE STREET
CARLTON VIC 3053**

1 1 1

 Sold Price **\$350,000** Sold Date **05-May-25**

 Distance **0.13km**

**201/151 PRINCES STREET
CARLTON VIC 3053**

1 1 1

 Sold Price **\$370,000** Sold Date **21-Feb-25**

 Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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