

## 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

5/495 RATHDOWNE STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$386,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2024

to

30 Sep 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 |
| 808/123 PELHAM STREET CARLTON VIC 3053    | \$380,000 | 02-Sep-25 |
| 1/300 YOUNG STREET FITZROY VIC 3065       | \$365,000 | 30-Jun-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: 22 October 2025

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

1   1   1

Sold Price   **\$370,000**   Sold Date   **16-May-25**Distance   **0km**
**808/123 PELHAM STREET  
CARLTON VIC 3053**

1   1   1

Sold Price   **\$380,000**   Sold Date   **02-Sep-25**Distance   **1.11km**
**1/300 YOUNG STREET FITZROY  
VIC 3065**

1   1   -

Sold Price   **\$365,000**   Sold Date   **30-Jun-25**Distance   **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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