

STATEMENT OF INFORMATION DATED 2 July 2025

PROPERTY:	567 Rathdowne Street Carlton North Victoria
ZONING:	Neighborhood Residential Zone Schedule 1 . . . allows religious, non residential uses
PROPOSED USE:	Part redevelopment site
METHOD OF SALE:	Private Sale via Expression of Interest
PRICE GUIDANCE:	Sum of Land Value (unimproved) \$3,950,000 plus building insurance amount \$3,800,000 \$7,750,000 plus gst if applicable
PRICE EVIDENCE:	Nil similar church properties on market Even State Government Valuer refused to estimate the capital improved value