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	614/495 Rathdowne Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$358,500	Pro	perty Type	Jnit		Suburb	Carlton
Period - From	27/10/2024	to	26/10/2025		Source	Property	v Data

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

Add	dress of comparable property	Price	Date of sale
1	209/58 Queens Pde FITZROY NORTH 3068	\$509,500	17/10/2025
2	104/112 Keppel St CARLTON 3053	\$562,500	26/08/2025
3	105/124 Palmerston St CARLTON 3053	\$570,000	18/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2025 13:34





Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au

COLGAN STREET 38.4 30.7

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Indicative Selling Price \$525,000 - \$575,000 **Median Unit Price** 27/10/2024 - 26/10/2025: \$358,500

Comparable Properties



209/58 Queens Pde FITZROY NORTH 3068 (REI)



Price: \$509,500 Method: Private Sale Date: 17/10/2025

Property Type: Apartment

Agent Comments



104/112 Keppel St CARLTON 3053 (REI/VG)





Agent Comments

Price: \$562,500 Method: Private Sale Date: 26/08/2025

Property Type: Apartment

105/124 Palmerston St CARLTON 3053 (REI/VG)

Price: \$570,000 Method: Private Sale Date: 18/07/2025

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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