

## 25/75 Drummond Street, Carlton Vic 3053



**2 Bed 1 Bath 2 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

Year ending March 2024: \$411,250

## Comparable Properties



**213/416 Gore Street, Fitzroy 3065 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 01/12/2023

**Property Type:** Apartment

**Agent Comments:** Inferior location Superior building  
Comparable condition Superior outdoor space Inferior only  
one parking space



**306/96 Charles Street, Fitzroy 3065 (REI)**

**2 Bed 2 Bath 1 Car**

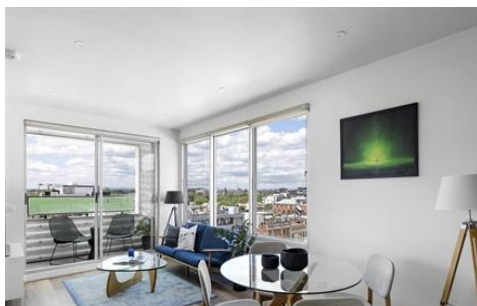
**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 26/04/2024

**Property Type:** Unit

**Agent Comments:** Superior has additional bathroom  
Inferior only one parking space Comparable condition



**602/69 Victoria Street, Fitzroy 3065 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 30/01/2024

**Property Type:** Apartment

**Agent Comments:** Inferior only one parking space  
Comparable condition Superior aspect

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

25/75 Drummond Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

#### Median sale price

Median price \$411,250 Unit x Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 Source REIV

#### Comparable property sales

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
213/416 Gore Street, FITZROY 3065	\$740,000	01/12/2023
306/96 Charles Street, FITZROY 3065	\$725,000	26/04/2024
602/69 Victoria Street, FITZROY 3065	\$700,000	30/01/2024

This Statement of Information was prepared on:

10/05/2024 12:23