

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

307/81 CEMETERY ROAD EAST 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

\$579,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2025

to

30 Jun 2026

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

19/355 RATHDOWNE STREET CARLTON VIC 3053

\$599,000

06-May-26

23/75-91 DRUMMOND STREET CARLTON VIC 3053

\$625,000

12-May-26

117/101 GRATTAN STREET CARLTON VIC 3053

\$605,000

19-Jun-26

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 July 2026



**19/355 RATHDOWNE STREET
CARLTON VIC 3053**

 2  1  2

Sold Price

\$599,000

Sold Date **06-May-26**

Distance

0.63km



**23/75-91 DRUMMOND STREET
CARLTON VIC 3053**

 2  1  1

Sold Price

\$625,000

Sold Date **12-May-26**

Distance

1.24km



**117/101 GRATTAN STREET
CARLTON VIC 3053**

 2  1  1

Sold Price

^{RS} **\$605,000**

Sold Date **19-Jun-26**

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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