

328 Rathdowne Street, Carlton North Vic 3054



2 Bed 1 Bath - Car

Property Type: House (Previously Occupied- Detached)

Indicative Selling Price

\$1,200,000- \$1,300,000

Median House Price

Year ending December 2025:

\$1,800,000

Comparable Properties



330 Rathdowne Street, CARLTON NORTH 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,125,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Agent Comments: Neighbouring property with very compact kitchen and bathroom requiring updating



120 Newry Street, CARLTON NORTH 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,350,000

Method: Sold Before Auction

Date: 30/01/2026

Property Type: House (Res)

Agent Comments: Refurbished terrace of similar proportions



226 Canning Street, CARLTON NORTH 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,200,000

Method: Private Sale

Date: 20/01/2026

Property Type: House (Res)

Agent Comments: Compact terrace in fair condition

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

328 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,800,000 House x Suburb Carlton North

Period - From 01/01/2025 to 31/12/2025 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
330 Rathdowne Street, CARLTON NORTH 3054	\$1,125,000	21/02/2026
120 Newry Street, CARLTON NORTH 3054	\$1,350,000	30/01/2026
226 Canning Street, CARLTON NORTH 3054	\$1,200,000	20/01/2026

This Statement of Information was prepared on:

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