

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

351 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,545,000

Property Type House

Suburb Carlton North

Period - From 01/04/2026

to 30/06/2026

Source REIV

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	Price	Date of sale
1	906 Lygon St CARLTON NORTH 3054	\$1,672,000	14/08/2026
2	495 Brunswick St FITZROY NORTH 3068	\$1,600,000	25/07/2026
3	49 York St FITZROY NORTH 3068	\$1,710,000	23/04/2026

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 six months.~~

This Statement of Information was prepared on:

27/08/2026 12:56



3 2 1

Property Type: House

Land Size: 227 sqm approx

Agent Comments

Comparable Properties



906 Lygon St CARLTON NORTH 3054 (REI)

Agent Comments

3 1 2

Price: \$1,672,000

Method: Private Sale

Date: 14/08/2026

Property Type: House

Land Size: 359 sqm approx



495 Brunswick St FITZROY NORTH 3068 (REI)

Agent Comments

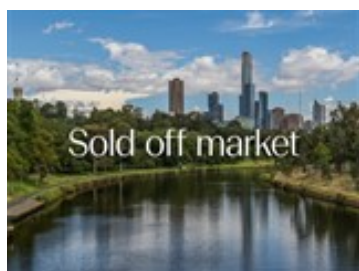
3 2 -

Price: \$1,600,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)



49 York St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 1 1

Price: \$1,710,000

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 159 sqm approx