

40 Dorrit Street, Carlton Vic 3053



2 Bed 2 Bath - Car

Property Type: House

Indicative Selling Price

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

Median House Price

Year ending June 2026: \$1,400,000

Comparable Properties



8 Reserve Street, Carlton North 3054 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$1,292,500

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 121 sqm approx

Agent Comments: Similar location, inferior interior renovation, one carpark, inferior land size.



284 Drummond Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,230,000

Method: Private Sale

Date: 29/04/2026

Property Type: House

Land Size: 84 sqm approx

Agent Comments: Superior location, inferior interior renovation, inferior land size.



61 Elgin Street, Carlton 3053 (REI/VG)

2 Bed 2 Bath - Car

Price: \$1,250,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 34 sqm approx

Agent Comments: Similar location, inferior interior renovation, inferior land size.

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

40 Dorrit Street, Carlton Vic 3053

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 \$1,400,000 House x Suburb Carlton

Period - From 01/07/2025 to 30/06/2026 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
8 Reserve Street, CARLTON NORTH 3054	\$1,292,500	27/06/2026
284 Drummond Street, CARLTON 3053	\$1,230,000	29/04/2026
61 Elgin Street, CARLTON 3053	\$1,250,000	21/03/2026

This Statement of Information was prepared on:

26/08/2026 11:52