

## 51/75 Drummond Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$690,000 - \$740,000

**Median House Price**

Year ending March 2024: \$411,250

## Comparable Properties



**25/75 Drummond Street, Carlton 3053 (REI)**

**2 Bed 1 Bath 2 Car**

**Price:** \$748,500

**Method:** Sale

**Date:** 15/06/2024

**Property Type:** Apartment

**Agent Comments:** Same development, benefits from additional car space, comparable style



**18/55 York Street, Fitzroy North 3068 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Unit

**Agent Comments:** Comparable attributes, similar condition



**7/678 Lygon Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$691,000

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** Unit

**Agent Comments:** Inferior location, inferior no car space, comparable 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

51/75 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 \$690,000 & \$740,000

#### 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 |
|--|-----------|--------------|
| 25/75 Drummond Street, CARLTON 3053    | \$748,500 | 15/06/2024   |
| 18/55 York Street, FITZROY NORTH 3068  | \$710,000 | 18/05/2024   |
| 7/678 Lygon Street, CARLTON NORTH 3054 | \$691,000 | 15/06/2024   |

This Statement of Information was prepared on:

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