

55/39 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$529,000
Median Unit Price
 March quarter 2026: \$430,000

Comparable Properties



300 Swanston St MELBOURNE 3000

1 Bed 1 Bath 1 Car
Price: \$500,000
Method: Private Sale
Date: 03/06/2026
Property Type: Apartment
Agent Comments: Inferior position, newer development



68/121 Rathdowne St CARLTON 3053

1 Bed 1 Bath 1 Car
Price: \$520,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment
Agent Comments: Comparable condition, position



28/121 Rathdowne St CARLTON 3053

1 Bed 1 Bath 1 Car
Price: \$510,000
Method: Private Sale
Date: 15/03/2026
Property Type: Apartment
Agent Comments: Renovated, comparable position and development

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

55/39 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$430,000

Unit

✓

Suburb

Carlton

Period - From

01/01/2026

to

31/03/2026

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
107/300 Swanston Street, MELBOURNE 3000	\$500,000	03/06/2026
68/121 Rathdowne Street, CARLTON 3053	\$520,000	15/04/2026
28/121 Rathdowne Street, CARLTON 3053	\$510,000	15/03/2026

This Statement of Information was prepared on:

15/06/2026 09:15