

# 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 575 Station Street, Carlton North Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,462,500 Property Type House Suburb Carlton North

Period - From 01/01/2024 to 31/03/2024 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	604 Park St PRINCES HILL 3054	\$2,350,000	02/03/2024
2			
3			

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: 07/06/2024 12:32



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 371 sqm approx

#### Agent Comments

Offering a substantial city-edge opportunity, this wide double-fronted residence on an extra-large block with original stables and expansive garden with wide ROW is comfortable, classic and perfectly poised with compelling potential. Increasingly rare as highly coveted Carlton North continues its rise as a blue-chip lifestyle location, this long-held Victorian is that unique opening everyone is after that's immediately liveable with outstanding prospects for family excellence in the Princes Hill Secondary College zone.

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

March quarter 2024: \$1,462,500

## Comparable Properties



**604 Park St PRINCES HILL 3054 (REI)**



**Agent Comments**

LAND: 352m2

**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)

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.