

68/121 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

Year ending March 2026: \$423,500

Comparable Properties



28/121 Rathdowne Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car

Price: \$510,000

Method: Private Sale

Date: 15/03/2026

Property Type: Apartment

Agent Comments: Smaller property but has balcony, Same complex, Not renovated, Comparable property



616D/604 Swanston Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$485,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment

Agent Comments: Comparable size, new style building, comparable property



7/47 Barkly Street, Carlton 3053 (VG)

1 Bed 1 Bath 1 Car

Price: \$515,000

Method: Sale

Date: 09/12/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Older style complex, smaller property, not renovated, comparable property.

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

68/121 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$423,500 Unit x Suburb Carlton

Period - From 01/04/2025 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
28/121 Rathdowne Street, CARLTON 3053	\$510,000	15/03/2026
616D/604 Swanston Street, CARLTON 3053	\$485,000	23/01/2026
7/47 Barkly Street, CARLTON 3053	\$515,000	09/12/2025

This Statement of Information was prepared on:

08/04/2026 15:45