

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	70 Macpherson Street, Carlton North Vic 3054
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Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,365,000	Property Type	House	Suburb	Carlton North
Period - From	01/01/2026	to	31/03/2026	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	349 Nicholson St CARLTON NORTH 3054	\$1,100,000	02/05/2026
2	325 Nicholson St CARLTON NORTH 3054	\$1,155,000	26/02/2026
3	330 Rathdowne St CARLTON NORTH 3054	\$1,125,000	21/02/2026

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: 04/05/2026 12:49

70 Macpherson Street, Carlton North Vic 3054



Property Type: House (Previously Occupied - Detached)
Land Size: 139 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2026: \$1,365,000

Comparable Properties



349 Nicholson St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)



325 Nicholson St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,155,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)



330 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,125,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

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