

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

9/23 Palmerston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$650,000

&

\$695,000

Median sale price

Median price \$411,000

Property Type Unit

Suburb Carlton

Period - From 01/07/2025

to

30/06/2026

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	17/75 Drummond St CARLTON 3053	\$668,000	26/08/2026
2	414a/640 Swanston St CARLTON 3053	\$651,000	25/07/2026
3	106/8 Elgin St CARLTON 3053	\$680,500	07/04/2026

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:

22/09/2026 14:05

9/23 Palmerston Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
Year ending June 2026: \$411,000

Comparable Properties



17/75 Drummond St CARLTON 3053 (REI)

Agent Comments



Price: \$668,000
Method: Private Sale
Date: 26/08/2026
Property Type: Apartment



414a/640 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$651,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Apartment



106/8 Elgin St CARLTON 3053 (REI)

Agent Comments



Price: \$680,500
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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