

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

1029 Drummond Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$3,700,000 & \$3,900,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Carlton North

Period - From 01/01/2025 to 31/12/2025 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	118 Mcilwraith St PRINCES HILL 3054	\$3,700,000	16/12/2025
2	71 Budd St COLLINGWOOD 3066	\$3,830,000	25/10/2025
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:

16/03/2026 09:52



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,700,000 - \$3,900,000

Median House Price

Year ending December 2025: \$1,800,000

Comparable Properties



118 McIlwraith St PRINCES HILL 3054 (VG)

Agent Comments

3 - -

Price: \$3,700,000

Method: Sale

Date: 16/12/2025

Property Type: House - Attached House N.E.C.

Land Size: 253 sqm approx



71 Budd St COLLINGWOOD 3066 (REI)

Agent Comments

3 2 2

Price: \$3,830,000

Method: Auction Sale

Date: 25/10/2025

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.

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423



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