

## 97 Station Street, Carlton Vic 3053



**4 Bed 1 Bath**

**Property Type:** House

**Indicative Selling Price**

\$1,250,000- \$1,350,000

**Median House Price**

24/03/2025- 23/03/2026:

\$1,625,000

## Comparable Properties



**25 Vere Street, COLLINGWOOD 3066 (REI)**

**3 Bed 1 Bath - Car**

**Price:** \$1,257,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** House

**Agent Comments:** Refurbished terrace, inferior position



**302 Cardigan Street, CARLTON 3053 (REI/VG)**

**3 Bed 2 Bath 1 Car**

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 22/12/2025

**Property Type:** House

**Agent Comments:** Comfortable terrace on smaller 84sqm block.



**10 Argyle Place N CARLTON 3053 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 15/10/2025

**Property Type:** House

**Agent Comments:** This property in comparison: Same building, same floorplan & inferior condition

# 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

97 Station Street, Carlton Vic 3053

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,625,000 House x Suburb Carlton

Period - From 24/03/2025 to 23/03/2026 Source Property Data

### 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
25 Vere Street, COLLINGWOOD 3066	\$1,257,000	25/02/2026
302 Cardigan Street, CARLTON 3053	\$1,350,000	22/12/2025
10 Argyle Place N CARLTON 3053	\$1,200,000	15/10/2025

This Statement of Information was prepared on:

24/03/2026 13:26