

18/355 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$450,000- \$490,000
Median House Price
 Year ending March 2026: \$423,500

Comparable Properties



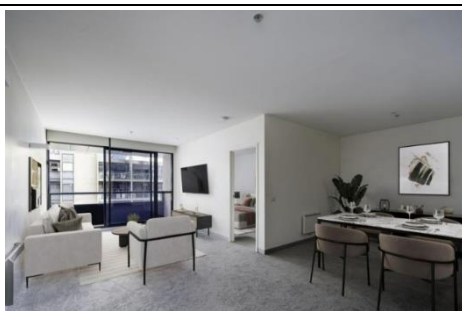
313/300 Young Street, FITZROY 3065 (REI)

1 Bed 1 Bath 1 Car
Price: \$455,000
Method: Private Sale
Date: 27/03/2026
Property Type: Apartment
Agent Comments: Modern apartment withing larger development, inferior internal size.



9/264 Drummond Street, CARLTON 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$430,000
Method: Private Sale
Date: 04/03/2026
Property Type: Apartment
Agent Comments: Comparable accommodation, nearby location in modern apartment building.



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: Modern apartment in larger development, does have 2 car spaces.

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

18/355 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$450,000

 &

\$490,000

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
313/300 Young Street, FITZROY 3065	\$455,000	27/03/2026
9/264 Drummond Street, CARLTON 3053	\$430,000	04/03/2026
616D/604 Swanston Street, CARLTON 3053	\$485,000	23/01/2026

This Statement of Information was prepared on:

08/04/2026 14:23
