

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

20/22-26 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Carlton

Period - From

01/10/2025

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		
2		
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:

24/02/2026 12:50

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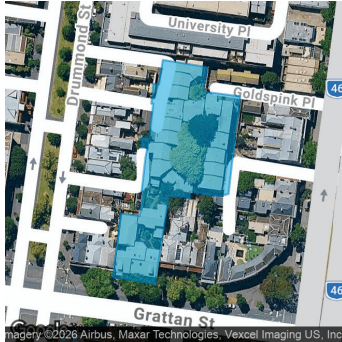
juliesusnjara@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$1,547,500



Rooms: 5

Property Type: Townhouse

Agent Comments

There have been no 3-level townhouses that have sold in the Carlton area. There are ample sales in Collingwood and Fitzroy, which are comparable, however, are in neighbouring suburbs. This is a unique property, given the amount of common grounds and gardens that the property enjoys.

Comparable Properties

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 - Jellis Craig | P: 03 9387 5888



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