

504/81 Cemetery Road East, Carlton Vic 3053



3 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$750,000- \$800,000

Median House Price

Year ending December 2025:

\$410,000

Comparable Properties



404A/640 Swanston Street, CARLTON 3053 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$795,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment

Agent Comments: Superior location and building. Similar Size. Only 2 bedrooms. Comparable property.



7106/462 Elizabeth Street, MELBOURNE 3000 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$810,000

Method: Private Sale

Date: 28/10/2025

Property Type: Apartment

Agent Comments: Melbourne property. Inferior location. Comparable size. Comparable property.



704/668 Swanston Street, CARLTON 3053 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$825,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Apartment

Agent Comments: Superior location and building. Similar Size. Only 2 bedrooms. Comparable property.

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

504/81 Cemetery Road East, Carlton Vic 3053

Indicative selling price

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

Range between

\$750,000

 &

\$800,000

Median sale price

Median price

\$410,000

 Unit

x

 Suburb

Carlton

Period - From

01/01/2025

 to

31/12/2025

 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
404A/640 Swanston Street, CARLTON 3053	\$795,000	29/10/2025
7106/462 Elizabeth Street, MELBOURNE 3000	\$810,000	28/10/2025
704/668 Swanston Street, CARLTON 3053	\$825,000	11/10/2025

This Statement of Information was prepared on:

17/02/2026 11:18
