

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

4/371 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$410,000

Property Type

Unit

Suburb

Carlton

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	6/463-465 Gore St FITZROY 3065	\$415,000	21/01/2026
2	11/50 Barkly St CARLTON 3053	\$385,000	04/12/2025
3	2/56 Palmer St FITZROY 3065	\$380,000	02/10/2025

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:

10/02/2026 09:42

4/371 Drummond Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
Year ending December 2025: \$410,000

Comparable Properties



6/463-465 Gore St FITZROY 3065 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment



11/50 Barkly St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



2/56 Palmer St FITZROY 3065 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 02/10/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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