

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 46 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Single price \$2,498,888

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	389 Gore St FITZROY 3065	\$2,600,000	28/01/2026
2	85 Kay St CARLTON 3053	\$2,412,000	06/12/2025
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:

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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,498,888

Median House Price

December quarter 2025: \$1,547,500

Comparable Properties



389 Gore St FITZROY 3065 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 28/01/2026

Property Type: House



85 Kay St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$2,412,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 147 sqm approx

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 8415 6100



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