

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

238 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

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	552 Rathdowne St CARLTON NORTH 3054	\$2,300,000	22/11/2025
2	66-68 Faraday St CARLTON 3053	\$2,312,000	13/11/2025
3	61 Keppel St CARLTON 3053	\$2,252,000	18/10/2025

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:

03/02/2026 09:30



Property Type: House (Res)

Agent Comments

Comparable Properties



552 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 192 sqm approx



66-68 Faraday St CARLTON 3053 (REI)

Agent Comments



Price: \$2,312,000

Method: Sold Before Auction

Date: 13/11/2025

Property Type: House

Land Size: 166 sqm approx



61 Keppel St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$2,252,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 183 sqm approx

Account - Jellis Craig | P: 03 9387 5888