

# 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 679 Station Street, Carlton North Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb Carlton North

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	34 King St FITZROY NORTH 3068	\$2,410,000	06/12/2025
2	200 Park St FITZROY NORTH 3068	\$2,620,000	08/11/2025
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: 05/03/2026 11:04

Antony Harbor

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**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

Year ending December 2025: \$1,800,000



 3    2    1

**Property Type:** House (Res)

**Land Size:** 254 sqm approx

Agent Comments

## Comparable Properties



**34 King St FITZROY NORTH 3068 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$2,410,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 314 sqm approx



**200 Park St FITZROY NORTH 3068 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$2,620,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 212 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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