

## 83 Holtom Street East, Princes Hill Vic 3054



**3 Bed 2 Bath 1 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 Year ending December 2025:  
 \$1,740,000

## Comparable Properties



### 92 Fenwick Street, Carlton North 3054 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$1,600,500  
**Method:** Sold Before Auction  
**Date:** 09/12/2025  
**Property Type:** House (Res)  
**Agent Comments:** Inferior land size and accommodation, superior finish.



### 252 Park Street, Fitzroy North 3068 (REI/VG)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 190 sqm approx  
**Agent Comments:** Superior land size, inferior location and finish.



### 312 Park Street, Carlton North 3054 (REI/VG)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,570,000  
**Method:** Private Sale  
**Date:** 01/10/2025  
**Property Type:** House (Res)  
**Land Size:** 96 sqm approx  
**Agent Comments:** Superior land size, inferior location and finish.

## 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

83 Holtom Street East, 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 \$1,550,000 & \$1,650,000

#### Median sale price

Median price \$1,740,000 House x Suburb Carlton North

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
92 Fenwick Street, CARLTON NORTH 3054	\$1,600,500	09/12/2025
252 Park Street, FITZROY NORTH 3068	\$1,700,000	18/10/2025
312 Park Street, CARLTON NORTH 3054	\$1,570,000	01/10/2025

This Statement of Information was prepared on:

02/02/2026 11:56