

454 Park Street, Carlton North VIC 3054



3 Bed 2 Bath - Car

Property Type: House

Indicative Selling Price

\$1,495,000

Median House Price

Year ending December 2025:

\$1,800,000

Comparable Properties



162 Canning Street, Carlton 3053 (REI/VG)

3 Bed 2 Bath - Car

Price: \$1,465,000

Method: Sold Before Auction

Date: 17/10/2025

Property Type: House (Rres)

Agent Comments: Updated single fronted home with comparable accommodation, inferior floorplan.



79 Miller Street, Fitzroy North 3068 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,536,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 190 sqm approx

Agent Comments: Period singled fronted home with single bathroom.



273 Brunswick Road, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,430,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House(Res)

Land Size: 180 sqm approx

Agent Comments: Period singled fronted home with single bathroom.

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

454 Park Street, Carlton North VIC 3054

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,800,000

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
162 Canning Street, CARLTON 3053	\$1,465,000	17/10/2025
79 Miller Street, FITZROY NORTH 3068	\$1,536,000	11/10/2025
273 Brunswick Road, BRUNSWICK 3056	\$1,430,000	20/09/2025

This Statement of Information was prepared on:

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