

241 Richardson Street, Carlton North Vic 3054



4 Bed 1 Bath 1 Car
Property Type: House(Res)
Indicative Selling Price
 \$1,699,000
Median House Price
 Year ending December 2025:
 \$1,800,000

Comparable Properties



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)
Agent Comments: Superior land size, similar accommodation, inferior layout.



54 Paterson Street, Princes Hill 3054 (REI/VG)

3 Bed 1 Bath 1 Car
Price: \$1,625,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 245 sqm approx
Agent Comments: Similar location, superior land size, inferior accommodation and condition original un renovated.



11 Burchett Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath - Car
Price: \$1,706,500
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House (Res)
Land Size: 117 sqm approx
Agent Comments: Similar location, superior land size, inferior accommodation and condition original un renovated.

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

241 Richardson Street, Carlton North VIC 3054

Indicative selling price

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

Single price

\$1,699,000

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
252 Park Street, FITZROY NORTH 3068	\$1,700,000	18/10/2025
54 Paterson Street, PRINCES HILL 3054	\$1,625,000	20/09/2025
11 Burchett Street, BRUNSWICK 3056	\$1,706,500	29/08/2025

This Statement of Information was prepared on:

22/01/2026 13:50