

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

652 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	116 Palmerston St CARLTON 3053	\$1,205,000	14/02/2026
2	24 Coleman St FITZROY NORTH 3068	\$1,150,000	17/12/2025
3	71 Fenwick St CARLTON NORTH 3054	\$1,221,000	05/12/2025

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:

18/02/2026 11:01



Rooms: 4
Property Type: House
Land Size: 167.711 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending December 2025: \$1,800,000

Comparable Properties



116 Palmerston St CARLTON 3053 (REI)

Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 126 sqm approx



24 Coleman St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 112 sqm approx



71 Fenwick St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$1,221,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: House (Res)
Land Size: 107 sqm approx

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