

587a Rathdowne Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car
Property Type: House
Indicative Selling Price
 \$949,000
Median House Price
 13/01/2025 - 12/01/2026:
 \$1,010,000

Comparable Properties



2/582 Nicholson Street, FITZROY NORTH 3068 (REI/VG)

2 Bed 2 Bath - Car
Price: \$920,000
Method: Private Sale
Date: 04/12/2025
Property Type: Townhouse (Single)
Agent Comments: Part of body corporation, superior accommodation, inferior location.



178 Gore Street, FITZROY 3065 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$910,000
Method: Private Sale
Date: 22/10/2025
Property Type: Townhouse (Res)
Agent Comments: Superior accommodation, inferior position, part of body corporation.



1/322 St Georges Road, FITZROY NORTH 3068 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$925,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Townhouse (Res)
Agent Comments: Similar accommodation and floorplan, inferior 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

587a Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$949,000

Median sale price

Median price

\$1,010,000	House	x	Suburb	Carlton North
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Period - From

13/01/2025	to	12/01/2026
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Source

Property Data

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
2/582 Nicholson Street, FITZROY NORTH 3068	\$920,000	04/12/2025
178 Gore Street, FITZROY 3065	\$910,000	22/10/2025
1/322 St Georges Road, FITZROY NORTH 3068	\$925,000	21/10/2025

This Statement of Information was prepared on:

13/02/2026
