

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 93 Newry Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

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	28 Arnold St PRINCES HILL 3054	\$1,895,000	22/11/2025
2	463 Station St CARLTON NORTH 3054	\$1,850,000	07/11/2025
3	803 Drummond St CARLTON NORTH 3054	\$1,920,000	05/11/2025

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.~~

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending December 2025: \$1,800,000



 4  1  1

Property Type: House (Res)

Agent Comments

Comparable Properties



28 Arnold St PRINCES HILL 3054 (REI)

Agent Comments

 2  1  1

Price: \$1,895,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)



463 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,850,000

Method: Private Sale

Date: 07/11/2025

Property Type: House (Res)

Land Size: 156 sqm approx



803 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments

 2  1  -

Price: \$1,920,000

Method: Private Sale

Date: 05/11/2025

Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699



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