

# 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 951 Drummond Street, Carlton North Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,375,000

### 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	616 Station St CARLTON NORTH 3054	\$1,380,000	21/02/2026
2	120 Newry St CARLTON NORTH 3054	\$1,350,000	30/01/2026
3	587 Drummond St CARLTON NORTH 3054	\$1,350,000	17/10/2025

**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:

25/02/2026 15:22



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,375,000

Median House Price

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

## Comparable Properties



616 Station St CARLTON NORTH 3054 (REI)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$1,380,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



120 Newry St CARLTON NORTH 3054 (REI)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$1,350,000

Method: Sold Before Auction

Date: 30/01/2026

Property Type: House (Res)



587 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments

🛏️ 2 🚗 1 🚗 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 17/10/2025

Property Type: House (Res)

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423



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