

## 587 Rathdowne Street, Carlton North Vic 3054



**3 Bed 2 Bath - Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$1,899,000  
**Median House Price**  
 Year ending December 2025:  
 \$1,800,000

### Comparable Properties



#### 10 Mckean Street, Fitzroy North 3068 (REI)

**3 Bed 1 Bath - Car**  
**Price:** : \$1,950,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House (Res)  
**Agent Comments:** Inferior land size, superior accommodation, similar condition.



#### 118 Canning Street, Carlton 3053 (REI/VG)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,966,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House(Res)  
**Land Size:** 171 sqm approx  
**Agent Comments:** Superior accommodation, inferior land size and location.



#### 452 Station Street, Carlton North 3054 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$1,960,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 158 sqm approx  
**Agent Comments:** Similar condition and accommodation, inferior land size.

# 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

587 Rathdowne Street, Carlton North Vic 3054
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### Indicative selling price

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

Single price

\$1,899,000
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### Median sale price

Median price

\$1,800,000
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 House 

x
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 Suburb 

Carlton North
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Period - From 

01/01/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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
10 Mckean Street, FITZROY NORTH 3068	\$1,950,000	05/12/2025
118 Canning Street, CARLTON 3053	\$1,966,000	08/11/2025
452 Station Street, CARLTON NORTH 3054	\$1,960,000	08/11/2025

This Statement of Information was prepared on:

13/02/2026
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