

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 5/85 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$423,500 Property Type Unit Suburb Carlton

Period - From 01/04/2025 to 31/03/2026 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	6.1/15 Collins St MELBOURNE 3000	\$680,000	20/04/2026
2	1410/26 Southgate Av SOUTHBANK 3006	\$675,000	31/03/2026
3	205/9 Smith St FITZROY 3065	\$650,000	13/02/2026

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: 20/05/2026 09:55



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2026: \$423,500

Comparable Properties



6.1/15 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 20/04/2026
Property Type: Apartment
Land Size: 112 sqm approx



1410/26 Southgate Av SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 31/03/2026
Rooms: 3
Property Type: Apartment



205/9 Smith St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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