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	17/75 Drummond Street, Carlton Vic 3053

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $411,000 Property Type Unit Suburb Carlton

Period - From 01/07/2025 to 30/06/2026 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.

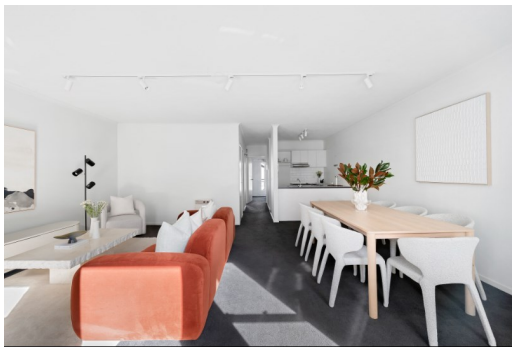
	Address of comparable property	Price	Date of sale
1	23/75 Drummond St CARLTON 3053	$625,000	12/05/2026
2	17/16 Courtney St NORTH MELBOURNE 3051	$625,000	17/04/2026
3	54/1 St David St FITZROY 3065	$650,000	08/04/2026

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: 04/08/2026 10:23

17/75 Drummond Street, Carlton Vic 3053



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 2008 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $650,000
Median Unit Price
Year ending June 2026: $411,000

Comparable Properties



23/75 Drummond St CARLTON 3053 (REI/VG)

2 1 1

Price: $625,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Agent Comments



17/16 Courtney St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: Apartment

Agent Comments



54/1 St David St FITZROY 3065 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 08/04/2026
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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