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	211/85 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price $570,000

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	1104/31 Spring St MELBOURNE 3000	$516,000	04/08/2026
2	1/283 Spring St MELBOURNE 3000	$525,000	25/07/2026
3	204/21 Rose St FITZROY 3065	$545,000	15/05/2026

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: 28/08/2026 22:03

211/85 Rathdowne Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
$570,000
Median Unit Price
Year ending June 2026: $411,000

Comparable Properties



1104/31 Spring St MELBOURNE 3000 (REI)

1 1 1

Price: $516,000
Method: Private Sale
Date: 04/08/2026
Property Type: Apartment

Agent Comments



1/283 Spring St MELBOURNE 3000 (REI)

1 1 1

Price: $525,000
Method: Expression of Interest
Date: 25/07/2026
Property Type: Apartment

Agent Comments



204/21 Rose St FITZROY 3065 (REI)

1 1 1

Price: $545,000
Method: Private Sale
Date: 15/05/2026
Property Type: Apartment

Agent Comments

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

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