

## 97 Station Street, Carlton Vic 3053



**4 Bed 1 Bath - Car**

**Property Type:** House

**Indicative Selling Price**

\$1,250,000

**Median House Price**

Year ending March 2026:

\$1,612,500

## Comparable Properties



**61 Napier Street, Fitzroy 3065 (REI)**

**3 Bed 1 Bath - Car**

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Agent Comments:** Double storey terrace of similar size



**25 Vere Street, COLLINGWOOD 3066 (REI)**

**3 Bed 1 Bath - Car**

**Price:** \$1,257,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** House

**Agent Comments:** Refurbished terrace, inferior position

# 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

97 Station Street, Carlton Vic 3053

### Indicative selling price

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

Single price

\$1,250,000

### Median sale price

Median price

\$1,612,500

House

x

Suburb

Carlton

Period - From

01/04/2025

to

31/03/2026

Source

REIV

### 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
61 Napier Street, FITZROY 3065	\$1,300,000	28/03/2026
25 Vere Street, COLLINGWOOD 3066	\$1,257,000	25/02/2026

This Statement of Information was prepared on:

22/05/2026 09:08