

# 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

46 Grattan 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)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,547,500

Property Type House

Suburb Carlton

Period - From 01/10/2025

to 31/12/2025

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	85 Kay St CARLTON 3053	\$2,412,000	06/12/2025
2	67 Royal Pde PARKVILLE 3052	\$2,400,000	01/11/2025
3	624 Drummond St CARLTON NORTH 3054	\$2,600,000	09/08/2025

**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:

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**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

December quarter 2025: \$1,547,500



**Property Type:** House

Agent Comments

## Comparable Properties



**85 Kay St CARLTON 3053 (REI)**

Agent Comments



**Price:** \$2,412,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)



**67 Royal Pde PARKVILLE 3052 (REI)**

Agent Comments



**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 01/11/2025

**Property Type:** House

**Land Size:** 252 sqm approx



**624 Drummond St CARLTON NORTH 3054 (VG)**

Agent Comments



**Price:** \$2,600,000

**Method:** Sale

**Date:** 09/08/2025

**Property Type:** House - Attached House N.E.C.

**Land Size:** 255 sqm approx

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