

## 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:

09/02/2026 15:20



**Property Type:** House

Agent Comments

Lee Muddle  
03 8415 6100  
0449 130 331

leemuddle@jelliscraig.com.au

**Indicative Selling Price**

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

**Median House Price**

December quarter 2025: \$1,547,500

## Comparable Properties



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



3



2



1

Agent Comments

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

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)



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



5



2



2

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)**



4



-



-

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

Account - Jellis Craig | P: 03 8415 6100