

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

20/22-26 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,490,000 & \$1,550,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Carlton

Period - From 01/01/2026 to 31/03/2026 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	46 Reid St FITZROY NORTH 3068	\$1,565,000	20/03/2026
2	1/28 Reid St FITZROY NORTH 3068	\$1,590,000	11/02/2026
3	97 Cardigan St CARLTON 3053	\$1,535,000	08/12/2025

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: 18/05/2026 08:46

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Indicative Selling Price

\$1,490,000 - \$1,550,000

Median House Price

March quarter 2026: \$1,360,000



3 2 2

Rooms: 6

Property Type: Townhouse
(Single)

Agent Comments

The comparable sales attached are the closest on offer in the past 6 months. There are two that are in surrounding suburbs, however, that offer the same property attributes, which, in my opinion, are great properties to reflect on. There is one in Carlton; however, it's slightly smaller in property attributes and a standalone property in the same suburb. I believe this is a great property to reflect on, given it's based in Carlton.

Comparable Properties



46 Reid St FITZROY NORTH 3068 (REI)

Agent Comments

4 3 2

Price: \$1,565,000

Method: Private Sale

Date: 20/03/2026

Property Type: House



1/28 Reid St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$1,590,000

Method: Private Sale

Date: 11/02/2026

Property Type: House (Res)



97 Cardigan St CARLTON 3053 (REI)

Agent Comments

3 1 1

Price: \$1,535,000

Method: Private Sale

Date: 08/12/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9387 5888



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