

# 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

709/495 Rathdowne 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 \$360,000 & \$390,000

### Median sale price

Median price \$355,000 Property Type Unit Suburb Carlton

Period - From 20/01/2025 to 19/01/2026 Source Property Data

### 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	307/495 Rathdowne St CARLTON 3053	\$373,000	06/11/2025
2	311/51 Rathdowne St CARLTON 3053	\$385,000	16/10/2025
3	408/495 Rathdowne St CARLTON 3053	\$390,000	11/09/2025

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:

20/01/2026 14:47



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$360,000 - \$390,000  
**Median Unit Price**  
20/01/2025 - 19/01/2026: \$355,000

## Comparable Properties



**307/495 Rathdowne St CARLTON 3053 (REI/VG)**

Agent Comments



**Price:** \$373,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Apartment



**311/51 Rathdowne St CARLTON 3053 (REI/VG)**

Agent Comments



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Rooms:** 2  
**Property Type:** Apartment



**408/495 Rathdowne St CARLTON 3053 (REI/VG)**

Agent Comments



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 11/09/2025  
**Property Type:** Unit

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788