

# 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 349 Nicholson Street, Carlton North Vic 3054

### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,782,500 Property Type House Suburb Carlton North

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	5/46-48 John St BRUNSWICK EAST 3057	\$1,000,000	06/12/2025
2	5 Brunswick PI FITZROY 3065	\$1,000,000	29/11/2025
3	3 Union PI CARLTON 3053	\$1,065,000	25/10/2025

**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: 12/03/2026 12:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2025: \$1,782,500

## Comparable Properties



**5/46-48 John St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Townhouse (Res)



**5 Brunswick PI FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 63 sqm approx



**3 Union PI CARLTON 3053 (REI/VG)**

Agent Comments



**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 90 sqm approx

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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