

10/1 Bouverie Street, Carlton Vic 3053



2 Bed 1 Bath - Car
Property Type: Apartment
Indicative Selling Price
 \$375,000 - \$399,000
Median Unit Price
 Year ending June 2026: \$411,000

Comparable Properties



708/8 Elgin Street CARLTON 3053 (VG)

2 Bed 1 Bath - Car
Price: \$367,000
Method: Private Sale
Date: 27/05/2026
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: This apartment has the following attributes in comparison: Superior location, Inferior floorplan & Similar condition



165/488 Swanston Street CARLTON 3053 (REI/VG)

2 Bed 1 Bath - Car
Price: \$370,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment
Agent Comments: This apartment has the following attributes in comparison: Superior location, Similar floorplan & Similar size



2613/570 Lygon Street CARLTON 3053 (VG)

2 Bed 1 Bath - Car
Price: \$365,000
Method: Private Sale
Date: 20/04/2026
Property Type: Strata Unit/Flat
Agent Comments: This apartment has the following attributes in comparison: Superior location, Superior floorplan & Similar size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

10/1 Bouverie Street, Carlton Vic 3053

Indicative selling price

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

Range between \$375,000 & \$399,000

Median sale price

Median price \$411,000 Unit x Suburb Carlton

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales

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
708/8 Elgin Street CARLTON 3053	\$367,000	27/05/2026
165/488 Swanston Street CARLTON 3053	\$370,000	05/05/2026
2613/570 Lygon Street CARLTON 3053	\$365,000	20/04/2026

This Statement of Information was prepared on:

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