

## 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

109/20 REEVES 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 408/525 RATHDOWNE STREET CARLTON VIC 3053 | \$360,000 | 26-Jun-26 |
| 105/545 RATHDOWNE STREET CARLTON VIC 3053 | \$330,000 | 10-Jul-26 |
| 18/34-50 NEILL STREET CARLTON VIC 3053    | \$410,000 | 12-Sep-26 |

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 6 months.~~

This Statement of Information was prepared on: 06 October 2026

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**408/525 RATHDOWNE STREET  
CARLTON VIC 3053**
 1  1  1

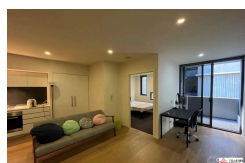
Sold Price

**\$360,000**

Sold Date

**26-Jun-26**

Distance

**0.03km**

**105/545 RATHDOWNE STREET  
CARLTON VIC 3053**
 1  1  -

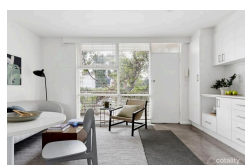
Sold Price

**\$330,000**

Sold Date

**10-Jul-26**

Distance

**0.03km**

**18/34-50 NEILL STREET CARLTON  
VIC 3053**
 1  1  1

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date

**12-Sep-26**

Distance

**0.21km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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