

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

912/28-44 BOUVERIE STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2025

to

30 Jun 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

478-488 SWANSTON STREET CARLTON VIC 3053	\$370,000	05-May-26
903/145 QUEENSBERRY STREET CARLTON VIC 3053	\$392,000	28-Jan-26
2705/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$370,000	01-Apr-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: 01 July 2026



**478-488 SWANSTON STREET
 CARLTON VIC 3053**

 1  1  -

Sold Price **\$370,000** Sold Date **05-May-26**

Distance **0.14km**



**903/145 QUEENSBERRY STREET
 CARLTON VIC 3053**

 1  1  -

Sold Price **\$392,000** Sold Date **28-Jan-26**

Distance **0.19km**



**2705/442-450 ELIZABETH STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$370,000** Sold Date **01-Apr-26**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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