

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

903/28-44 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

2007A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$595,000	30-Jan-25
2907/483 SWANSTON STREET MELBOURNE VIC 3000	\$580,000	29-Jan-25
307/145 QUEENSBERRY STREET CARLTON VIC 3053	\$548,000	29-Jan-25

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: 26 May 2025



**2007A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$595,000** Sold Date **30-Jan-25**

Distance **0.18km**



**2907/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$580,000** Sold Date **29-Jan-25**

Distance **0.18km**



**307/145 QUEENSBERRY STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$548,000** Sold Date **29-Jan-25**

Distance **0.19km**



**5204/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$580,000** Sold Date **18-Feb-25**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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