

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

504/108 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$493,000

Property Type Unit

Suburb Carlton

Period - From 01/04/2025

to

30/06/2025

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	103/28 Stanley St COLLINGWOOD 3066	\$477,000	07/06/2025
2	101/112 Keppel St CARLTON 3053	\$440,000	19/03/2025
3	212/150 Peel St NORTH MELBOURNE 3051	\$462,500	15/02/2025

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:

11/08/2025 21:39



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Unit Price
June quarter 2025: \$493,000

Comparable Properties



103/28 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$477,000
Method: Private Sale
Date: 07/06/2025
Property Type: Apartment



101/112 Keppel St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment



212/150 Peel St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments



Price: \$462,500
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment