Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	504/108 Queensberry Street, Carlton Vic 3053
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$440,000 &	\$470,000
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Median sale price

Median price	\$493,000	Pro	perty Type	Jnit]	Suburb	Carlton
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale











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)



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

Property Type: Apartment

Agent Comments



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

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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