

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

809/28-44 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2025

to

28 Feb 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

2004/28-44 BOUVERIE STREET CARLTON VIC 3053	\$485,000	09-Dec-25
2512/555 SWANSTON STREET CARLTON VIC 3053	\$450,000	03-Feb-26
705/68 LA TROBE STREET MELBOURNE VIC 3000	\$490,000	20-Nov-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: 19 March 2026

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**2004/28-44 BOUVERIE STREET
CARLTON VIC 3053**

2 2 1

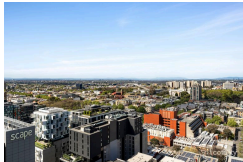
Sold Price

\$485,000

Sold Date **09-Dec-25**

Distance

0km



**2512/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 -

Sold Price

\$450,000

Sold Date **03-Feb-26**

Distance

0.05km



**705/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$490,000

Sold Date **20-Nov-25**

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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