

## 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

G6/108 QUEENSBERRY STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2025

to

31 Mar 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

G2/108 QUEENSBERRY STREET CARLTON VIC 3053	\$370,000	13-Mar-26
615/613 SWANSTON STREET CARLTON VIC 3053	\$321,000	27-Feb-26
404/67 BOUVERIE STREET CARLTON VIC 3053	\$328,000	15-Dec-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: 21 April 2026

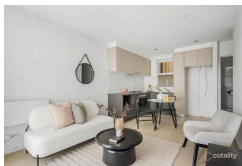

**G2/108 QUEENSBERRY STREET  
CARLTON VIC 3053**
 1
  1
  1

 Sold Price **\$370,000** Sold Date **13-Mar-26**

 Distance **0km**

**615/613 SWANSTON STREET  
CARLTON VIC 3053**
 1
  1
  1

 Sold Price **\$321,000** Sold Date **27-Feb-26**

 Distance **0.22km**

**404/67 BOUVERIE STREET  
CARLTON VIC 3053**
 1
  1
  -

 Sold Price **\$328,000** Sold Date **15-Dec-25**

 Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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