

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

1009/28-44 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

\$370,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2025

to

31 Dec 2025

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

101/18 FINLAY PLACE CARLTON VIC 3053	445000	03-Sep-25
901/6 LEICESTER STREET CARLTON VIC 3053	480000	31-Aug-25
514/1-19 BOUVERIE STREET CARLTON VIC 3053	450000	13-Aug-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: 06 January 2026

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**101/18 FINLAY PLACE CARLTON
 VIC 3053**

2 1 -

Sold Price **445000** Sold Date **03-Sep-25**

Distance **0.49km**



**901/6 LEICESTER STREET
 CARLTON VIC 3053**

2 1 1

Sold Price **480000** Sold Date **31-Aug-25**

Distance **0.15km**



**514/1-19 BOUVERIE STREET
 CARLTON VIC 3053**

2 1 1

Sold Price **450000** Sold Date **13-Aug-25**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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