

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

108/108 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$390,000

&

\$429,000

Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2024

to

30/09/2025

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 | 506/87 Franklin St MELBOURNE 3000 | \$420,000 | 21/11/2025 |
| 2 | 504/108 Queensberry St CARLTON 3053 | \$438,000 | 20/11/2025 |
| 3 | 111/264 Drummond St CARLTON 3053 | \$434,000 | 06/10/2025 |

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:

03/12/2025 22:18



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

Year ending September 2025: \$440,000

Comparable Properties



506/87 Franklin St MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 21/11/2025

Property Type: Apartment



504/108 Queensberry St CARLTON 3053 (REI)

Agent Comments

1 1 1

Price: \$438,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment

111/264 Drummond St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$434,000

Method: Sale

Date: 06/10/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Bow Residential | P: (03) 8672 2942