

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

106-112 QUEENSBERRY 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2025

to

31 Aug 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

810D/604-640 SWANSTON STREET CARLTON VIC 3053	\$430,000	04-Aug-26
5507/160 VICTORIA STREET CARLTON VIC 3053	\$423,000	11-Jul-26
6807/160 VICTORIA STREET CARLTON VIC 3053	\$428,000	23-Jun-26

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: 14 September 2026

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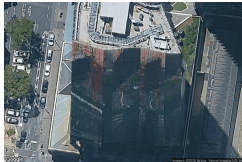
**810D/604-640 SWANSTON
STREET CARLTON VIC 3053**

 1  1  1

Sold Price

^{RS} **\$430,000** Sold Date **04-Aug-26**

Distance **0.28km**



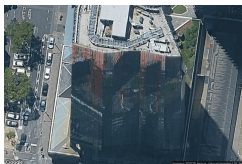
**5507/160 VICTORIA STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$423,000 Sold Date **11-Jul-26**

Distance **0.36km**



**6807/160 VICTORIA STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$428,000 Sold Date **23-Jun-26**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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