

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

710/145 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

\$690,000

&

\$725,000

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

308/394-398 COLLINS STREET MELBOURNE VIC 3000	\$690,000	23-Jul-26
715/108 FLINDERS STREET MELBOURNE VIC 3000	\$700,000	16-Jun-26
24/408-416 QUEEN STREET MELBOURNE VIC 3000	\$725,000	19-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: 18 September 2026


**308/394-398 COLLINS STREET
MELBOURNE VIC 3000**

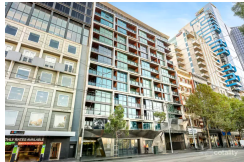
Sold Price

^{RS}
\$690,000

Sold Date

23-Jul-26


Distance

1.33km

**715/108 FLINDERS STREET
MELBOURNE VIC 3000**

Sold Price

\$700,000

Sold Date

16-Jun-26


Distance

1.38km

**24/408-416 QUEEN STREET
MELBOURNE VIC 3000**

Sold Price

\$725,000

Sold Date

19-Jun-26


Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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