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	$360,000	&	$396,000

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
306/336-376 RUSSELL STREET MELBOURNE VIC 3000	$425,000	18-Apr-26
1604/333-351 EXHIBITION STREET MELBOURNE VIC 3000	$410,000	07-Jul-26
1203/36-40 LA TROBE STREET MELBOURNE VIC 3000	$405,000	14-May-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: 29 September 2026

CONSUMER AFFAIRS VICTORIA

CHADWICK & CO

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306/336-376 RUSSELL STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$425,000** Sold Date **18-Apr-26**

Distance **0.42km**



1604/333-351 EXHIBITION STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$410,000** Sold Date **07-Jul-26**

Distance **0.44km**



1203/36-40 LA TROBE STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$405,000** Sold Date **14-May-26**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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