

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

115/1 Bouverie Street, Carlton Vic 3053

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$410,000 Property Type Unit Suburb Carlton

Period - From 01/01/2025 to 31/12/2025 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	101/408 La Trobe St MELBOURNE 3000	\$451,000	01/01/2026
2	1508/81 Abeckett St MELBOURNE 3000	\$450,000	12/12/2025
3	903/1 Bouverie St CARLTON 3053	\$395,000	15/10/2025

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:

12/01/2026 14:04



2 1 -

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2025: \$410,000

Comparable Properties



101/408 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$451,000

Method: Private Sale

Date: 01/01/2026

Property Type: Apartment

Land Size: 73.50 sqm approx



1508/81 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$450,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment



903/1 Bouverie St CARLTON 3053 (REI/VG)

Agent Comments

2 - -

Price: \$395,000

Method: Private Sale

Date: 15/10/2025

Rooms: 3

Property Type: Apartment

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