

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

4/15 LITTLE 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2024

to

31 Oct 2025

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

102/39 LONSDALE STREET MELBOURNE VIC 3000	320000	02-Sep-25
1805/327 LA TROBE STREET MELBOURNE VIC 3000	320000	03-Nov-25
2113/33 MACKENZIE STREET MELBOURNE VIC 3000	329000	19-Sep-25

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: 19 November 2025

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**102/39 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **320000** Sold Date **02-Sep-25**

Distance **0.89km**

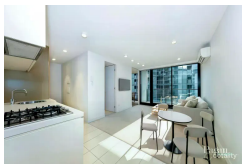


**1805/327 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **320000** Sold Date **03-Nov-25**

Distance **0.85km**



**2113/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **329000** Sold Date **19-Sep-25**

Distance **0.47km**

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

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