

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

514/1-19 BOUVERIE 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 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

615/1-19 BOUVERIE STREET CARLTON VIC 3053	\$450,000	23-May-25
6314/160 VICTORIA STREET CARLTON VIC 3053	\$450,000	01-Feb-25
6604/160 VICTORIA STREET CARLTON VIC 3053	\$460,000	22-Mar-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: 28 July 2025

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615/1-19 BOUVERIE STREET
CARLTON VIC 3053

2 1 1

Sold Price **\$450,000** Sold Date **23-May-25**

Distance **0km**

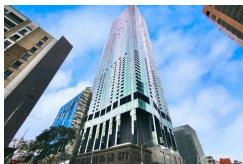


6314/160 VICTORIA STREET
CARLTON VIC 3053

1 1 1

Sold Price Sold Date **01-Feb-25**

Distance **0.07km**



6604/160 VICTORIA STREET
CARLTON VIC 3053

1 1 1

Sold Price **\$460,000** Sold Date **22-Mar-25**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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