

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 711/1 Bouverie Street, Carlton VIC 3053

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$440,000 Property type Unit Suburb Carlton

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales

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
5/475-485 CARDIGAN STREET CARLTON VIC 3053	\$595,000	14 Feb 2025
1203/518 SWANSTON STREET CARLTON VIC 3053	\$600,000	20 Dec 2024
1201/228 A'BECKETT STREET MELBOURNE VIC 3000	\$558,000	02 Apr 2025

This Statement of Information was prepared on: 26 May 2025