

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

8/34 Neill 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

\$325,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

| | | |
|---|-----------|---------------|
| 508/518 Swanston Street, Carlton VIC 3053 | \$350,000 | 25 March 2025 |
| 409A/640 SWANSTON STREET CARLTON VIC 3053 | \$340,000 | 28-Feb-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: 11 June 2025


**1801/28-44 BOUVERIE STREET
CARLTON VIC 3053**

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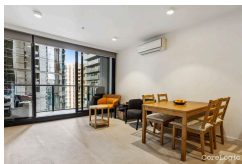
 Sold Price **\$355,000** Sold Date **22-Feb-25**

 Distance **0.21km**

**409A/640 SWANSTON STREET
CARLTON VIC 3053**

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 Sold Price **\$340,000** Sold Date **28-Feb-25**

 Distance **0.28km**

**1214/33 MACKENZIE STREET
MELBOURNE VIC 3000**

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 Sold Price **\$360,000** Sold Date **21-Feb-25**

 Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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