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	22/121 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	$180,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$360,000	Property type	Unit	Suburb	Carlton
Period-from	01 Jan 2025	to	31 Dec 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
513/528 SWANSTON STREET CARLTON VIC 3053	$210,000	18-Sep-25
704/528 SWANSTON STREET CARLTON VIC 3053	$210,000	25-Sep-25
507/188-196 PEEL STREET NORTH MELBOURNE VIC 3051	$169,000	29-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: 12 January 2026

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513/528 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price RS **$210,000** UN

Sold Date **18-Sep-25**

Distance **0.19km**



704/528 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price **$210,000**

Sold Date **25-Sep-25**

Distance **0.19km**



507/188-196 PEEL STREET NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$169,000**

Sold Date **29-Sep-25**

Distance **0.42km**

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

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