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	143/1 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,545,000

Median sale price

Median price $493,000 Property Type Unit Suburb Carlton

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 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
1	9/322 Albert St EAST MELBOURNE 3002	$1,525,000	22/07/2025
2	701/118 Russell St MELBOURNE 3000	$1,660,000	05/06/2025
3	6207/7 Riverside Quay SOUTHBANK 3006	$1,600,000	15/02/2025

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 six months.~~

This Statement of Information was prepared on: 14/08/2025 10:39

143/1 Queensberry Street, Carlton Vic 3053



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,545,000
Median Unit Price
June quarter 2025: $493,000

Comparable Properties



9/322 Albert St EAST MELBOURNE 3002 (REI)

3 2 1

Price: $1,525,000
Method: Private Sale
Date: 22/07/2025
Property Type: Apartment

Agent Comments



701/118 Russell St MELBOURNE 3000 (REI/VG)

3 2 1

Price: $1,660,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment

Agent Comments



6207/7 Riverside Quay SOUTHBANK 3006 (REI/VG)

2 2 1

Price: $1,600,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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