

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

1305/139 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$785,000 & \$815,000

Median sale price

Median price \$430,000 Property Type Unit Suburb Carlton

Period - From 01/01/2026 to 31/03/2026 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	2302/27 Therry St MELBOURNE 3000	\$810,000	26/02/2026
2	4504/27 Therry St MELBOURNE 3000	\$785,000	16/11/2025
3	404A/640 Swanston St CARLTON 3053	\$795,000	29/10/2025

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:

27/04/2026 11:01



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$785,000 - \$815,000

Median Unit Price

March quarter 2026: \$430,000

Comparable Properties

2302/27 Therry St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$810,000

Method: Sale

Date: 26/02/2026

Property Type: Flat/Unit/Apartment (Res)

4504/27 Therry St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$785,000

Method: Sale

Date: 16/11/2025

Property Type: Flat/Unit/Apartment (Res)



404A/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

2 2 1

Price: \$795,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255