

## 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 4/1 Oconnell Street, North Melbourne, VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$185,000

&

\$195,000

### Median sale price

Median price

\$555,500

Property Type

House

Suburb

Carlton (3053)

Period - From

02/12/2026

to

02/06/2026

Source

REIV

### Comparable property sales

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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
106/24 BARKLY PLACE, CARLTON VIC 3053	\$180,000	29/04/2026
9/121 BOUVERIE STREET, CARLTON VIC 3053	\$180,000	21/04/2026
22/121 BOUVERIE STREET, CARLTON VIC 3053	\$172,000	29/04/2026

This Statement of Information was prepared on: 02/06/2026

