

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

2205/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$407,000

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2024

to

31/03/2025

Source

Property Data

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	506A/640 Swanston St CARLTON 3053	\$300,000	13/02/2025
2	234/51 Rathdowne St CARLTON 3053	\$295,000	20/01/2025
3	113/525 Rathdowne St CARLTON 3053	\$295,000	23/12/2024

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:

01/04/2025 11:10



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$299,000
Median Unit Price
01/04/2024 - 31/03/2025: \$407,000

Built around 2015, size internal 40m2 + balcony 4m2 approximately. Council Rate: \$850 per year & OC fee: \$2,670 per year

Comparable Properties



506A/640 Swanston St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$300,000
Method: Sale
Date: 13/02/2025
Property Type: Flat/Unit/Apartment (Res)



234/51 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

1 1 1

Price: \$295,000
Method: Private Sale
Date: 20/01/2025
Property Type: Apartment

113/525 Rathdowne St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$295,000
Method: Sale
Date: 23/12/2024
Property Type: Flat/Unit/Apartment (Res)

Account - The One Real Estate (AU) | P: 03 7007 5707