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	2205/555 Swanston Street, Carlton Vic 3053
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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

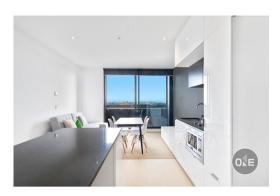
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

Price: \$300,000 Method: Sale Date: 13/02/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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





Agent Comments

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

Property Type: Apartment

113/525 Rathdowne St CARLTON 3053 (VG)





Agent Comments

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



