

# 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 618/339 Swanston Street, Melbourne, VIC 3000

### Indicative selling price

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

Single Price \$225,000

### Median sale price

Median price \$410,000 Property Type Unit Suburb Melbourne (3000)

Period - From 01/01/2024 to 31/12/2024 Source CoreLogic

### Comparable property sales

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
610/339 SWANSTON STREET, MELBOURNE VIC 3000	\$260,000	17/09/2024
701/339 SWANSTON STREET, MELBOURNE VIC 3000	\$255,000	15/11/2024
918/339 SWANSTON STREET, MELBOURNE VIC 3000	\$230,000	16/10/2024

This Statement of Information was prepared on: 21/02/2025