

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

508a/640 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$418,000

Property Type

Unit

Suburb

Carlton

Period - From

24/03/2024

to

23/03/2025

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	409A/640 Swanston St CARLTON 3053	\$340,000	28/02/2025
2	302C/640 Swanston St CARLTON 3053	\$390,000	18/12/2024
3	105A/640 Swanston St CARLTON 3053	\$388,000	26/10/2024

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:

24/03/2025 15:07



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$365,000
Median Unit Price
24/03/2024 - 23/03/2025: \$418,000

Comparable Properties



409A/640 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment



302C/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

105A/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$388,000
Method: Sold Before Auction
Date: 26/10/2024
Property Type: Apartment