

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

409A/640 Swanston Street, Carlton, Vic 3053

Indicative selling price

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

Single price \$355,000

Median sale price

Median price

\$333,750

Property type

Unit

Suburb

Carlton

Period - From

01/11/2024

to

31/01/2025

Source



PropTrack

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
905D/604 Swanston St, Carlton, VIC 3053	\$405,000	03/02/2025
311/668 Swanston Street, Carlton, VIC 3053	\$420,000	22/01/2025
302C/640 Swanston St, Carlton, VIC 3053	\$390,000	18/12/2024

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: 18/02/2025