

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

239/800 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

330/800 SWANSTON STREET CARLTON VIC 3053	\$165,000	17-Feb-25
402/800 SWANSTON STREET CARLTON VIC 3053	\$165,000	22-May-24
604/800 SWANSTON STREET CARLTON VIC 3053	\$160,000	13-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 09 April 2025



**330/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$165,000

Sold Date

17-Feb-25

Distance

0km



**402/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

Sold Date

22-May-24

Distance

0km



**604/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$160,000

Sold Date

13-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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