

## 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

616/555 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2024

to

28 Feb 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

1808/483 SWANSTON STREET MELBOURNE VIC 3000	484999	06-Feb-25
904A/8 FRANKLIN STREET MELBOURNE VIC 3000	414000	17-Dec-24
103/77 CARDIGAN STREET CARLTON VIC 3053	460000	03-Oct-24

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: 22 March 2025



**1808/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **484999** Sold Date **06-Feb-25**

Distance **0.18km**

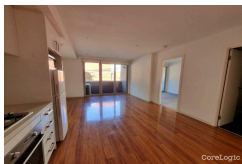


**904A/8 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **414000** Sold Date **17-Dec-24**

Distance **0.18km**



**103/77 CARDIGAN STREET  
CARLTON VIC 3053**

2 1 -

Sold Price **460000** Sold Date **03-Oct-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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