

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

1004/483 SWANSTON STREET MELBOURNE VIC 3000

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

\$450,000

&

\$468,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1603/483 SWANSTON STREET MELBOURNE VIC 3000	\$452,000	26-Aug-25
1510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$470,000	09-Sep-25
1002/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,000	20-Aug-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: 04 December 2025

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1603/483 SWANSTON STREET
MELBOURNE VIC 3000

Sold Price \$452,000 Sold Date 26-Aug-25

Distance 0km

2 1 1



1510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000

Sold Price \$470,000 Sold Date 09-Sep-25

Distance 0.16km

2 1 -



1002/296-300 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

Sold Price Sold Date 20-Aug-25

Distance 0.48km

2 1 1

RS = Recent sale UN = Undisclosed Sale

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