

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

1009/518 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2024

to

31 Jul 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

417D/604-640 SWANSTON STREET CARLTON VIC 3053	\$365,000	10-Mar-25
1214/33 MACKENZIE STREET MELBOURNE VIC 3000	\$360,000	21-Feb-25
1202/23 MACKENZIE STREET MELBOURNE VIC 3000	\$360,000	03-Jul-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: 18 August 2025

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417D/604-640 SWANSTON STREET CARLTON VIC 3053

1
 1
 1

Sold Price **\$365,000** Sold Date **10-Mar-25**

Distance **0.33km**



1214/33 MACKENZIE STREET MELBOURNE VIC 3000

1
 1
 1

Sold Price **\$360,000** Sold Date **21-Feb-25**

Distance **0.45km**



1202/23 MACKENZIE STREET MELBOURNE VIC 3000

1
 1
 -

Sold Price Sold Date **03-Jul-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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