

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

109/300 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

House

Suburb

Melbourne

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

308/68 LA TROBE STREET MELBOURNE VIC 3000	\$590,000	09-Jul-25
116/300 SWANSTON STREET MELBOURNE VIC 3000	\$510,000	29-Jul-25
409/300 SWANSTON STREET MELBOURNE VIC 3000	\$515,000	20-Mar-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 August 2025



**308/68 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS}

\$590,000

Sold Date

09-Jul-25

Distance

0.28km



**116/300 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS}

\$510,000

Sold Date

29-Jul-25

Distance

0km



**409/300 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$515,000

Sold Date

20-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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