

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

109A/640 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

\$390,000

&

\$420,000

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

202/82 CANNING STREET CARLTON VIC 3053	\$420,000	03-May-25
106/24 COBDEN STREET NORTH MELBOURNE VIC 3051	\$400,000	28-Jul-25
208/151 BERKELEY STREET MELBOURNE VIC 3000	\$418,500	21-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: 14 August 2025

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202/82 CANNING STREET
CARLTON VIC 3053

1 1 1

Sold Price \$420,000 Sold Date 03-May-25

Distance 0.97km



106/24 COBDEN STREET NORTH
MELBOURNE VIC 3051

1 1 1

Sold Price ^{RS} \$400,000 Sold Date 28-Jul-25

Distance 0.69km



208/151 BERKELEY STREET
MELBOURNE VIC 3000

1 1 1

Sold Price \$418,500 Sold Date 21-Feb-25

Distance 0.53km

RS = Recent sale UN = Undisclosed Sale

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