

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

116/800 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2024

to

31 Oct 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

154/81-109 GRATTAN STREET CARLTON VIC 3053	\$335,000	20-May-25
216/570 SWANSTON STREET CARLTON VIC 3053	\$310,000	29-Oct-25
2904/570-574 LYGON STREET CARLTON VIC 3053	\$330,000	12-May-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: 25 November 2025



**154/81-109 GRATTAN STREET
 CARLTON VIC 3053**

2 1 1

Sold Price **\$335,000** Sold Date **20-May-25**

Distance **0.38km**



**216/570 SWANSTON STREET
 CARLTON VIC 3053**

2 1 -

Sold Price ^{RS} **\$310,000** Sold Date **29-Oct-25**

Distance **0.62km**



**2904/570-574 LYGON STREET
 CARLTON VIC 3053**

2 1 2

Sold Price **\$330,000** Sold Date **12-May-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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