

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 1217/555 Swanston Street, Carlton, VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$425,000

Median sale price

Median price \$363,000 Property Type House Suburb Carlton (3053)

Period - From 12/04/2025 to 12/11/2025 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
804/555 SWANSTON STREET, CARLTON VIC 3053	\$420,000	10/11/2025
707/555 SWANSTON STREET, CARLTON VIC 3053	\$420,000	19/08/2025
612/555 SWANSTON STREET, CARLTON VIC 3053	\$422,000	29/05/2025

This Statement of Information was prepared on: 12/11/2025

