

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

1306/483 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

3607/483 SWANSTON STREET MELBOURNE VIC 3000

\$590,000

30-May-25

2707/33 MACKENZIE STREET MELBOURNE VIC 3000

\$560,000

26-Aug-25

1101/87 FRANKLIN STREET MELBOURNE VIC 3000

\$550,000

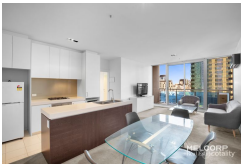
14-May-25

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: 03 October 2025

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3607/483 SWANSTON STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$590,000 Sold Date 30-May-25

Distance 0km



2707/33 MACKENZIE STREET
MELBOURNE VIC 3000

2 1 1

Sold Price ^{RS}\$560,000 Sold Date 26-Aug-25

Distance 0.43km



1101/87 FRANKLIN STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$550,000 Sold Date 14-May-25

Distance 0.1km

RS = Recent sale UN = Undisclosed Sale

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