## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

155/800 Swanston Street, Carlton Vic 3053

#### Indicative selling price

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

#### Median sale price

Median price	\$465,000	Pro	perty Type	Unit		Suburb	Carlton
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	771/488 Swanston St CARLTON 3053	\$200,000	06/08/2025
2	431/746 Swanston St CARLTON 3053	\$210,000	25/07/2025
3	217/99 Abeckett St MELBOURNE 3000	\$220,000	13/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/08/2025 14:04









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$200,000 - \$220,000 Median Unit Price Year ending June 2025: \$465,000

## Comparable Properties



771/488 Swanston St CARLTON 3053 (REI)

**—** 

**a** .

Price: \$200,000 Method: Private Sale Date: 06/08/2025

Property Type: Apartment

**Agent Comments** 



431/746 Swanston St CARLTON 3053 (REI)

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**Agent Comments** 

Price: \$210,000 Method: Private Sale Date: 25/07/2025

Property Type: Apartment

217/99 Abeckett St MELBOURNE 3000 (REI)

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Price: \$220,000 Method: Private Sale Date: 13/05/2025

Property Type: Apartment

**Agent Comments** 

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