

## 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

2/800 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$170,000

&

\$187,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2025

to

28 Feb 2026

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

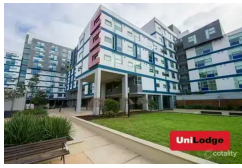
Date of sale

177/800 SWANSTON STREET CARLTON VIC 3053	\$181,000	29-Jan-26
206/800 SWANSTON STREET CARLTON VIC 3053	\$170,000	02-Jan-26
273/800 SWANSTON STREET CARLTON VIC 3053	\$187,000	31-Mar-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: 06 March 2026



**177/800 SWANSTON STREET  
CARLTON VIC 3053**

 1
  1
  1

Sold Price

<sup>RS</sup>

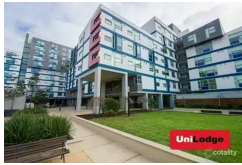
**\$181,000**

Sold Date

**29-Jan-26**

Distance

**0km**



**206/800 SWANSTON STREET  
CARLTON VIC 3053**

 1
  1
  1

Sold Price

**\$170,000**

Sold Date

**02-Jan-26**

Distance

**0km**



**273/800 SWANSTON STREET  
CARLTON VIC 3053**

 1
  1
  1

Sold Price

**\$187,000**

Sold Date

**31-Mar-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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