

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

2005/483 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

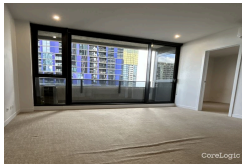
3211/80 A'BECKETT STREET MELBOURNE VIC 3000	\$458,000	02-Feb-25
4509/135 A'BECKETT STREET MELBOURNE VIC 3000	\$496,000	30-Jan-25
1602/33 MACKENZIE STREET MELBOURNE VIC 3000	\$488,888	14-Jun-25

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: 30 June 2025

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**3211/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$458,000** Sold Date **02-Feb-25**

Distance **0.2km**



**4509/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$496,000** Sold Date **30-Jan-25**

Distance **0.35km**



**1602/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$488,888** Sold Date **14-Jun-25**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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