

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

206/800 SWANSTON STREET CARLTON VIC 3053

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

\$175,000

&

\$190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2024

to

31 Oct 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

273/800 SWANSTON STREET CARLTON VIC 3053	\$187,000	31-Mar-25
717/800 SWANSTON STREET CARLTON VIC 3053	\$175,000	07-Mar-25
1007/800 SWANSTON STREET CARLTON VIC 3053	\$175,000	25-Sep-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: 20 November 2025

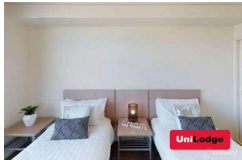


**273/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$187,000** Sold Date **31-Mar-25**

Distance **0km**

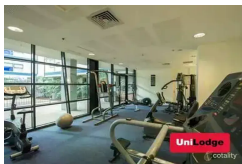


**717/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$175,000** Sold Date **07-Mar-25**

Distance **0km**



**1007/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 -

Sold Price Sold Date **25-Sep-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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