

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

210d/604 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$325,000

&

\$357,500

Median sale price

Median price

\$509,500

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2024

to

31/03/2025

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	Price	Date of sale
1	776/488 Swanston St CARLTON 3053	\$330,000	17/03/2025
2	409A/640 Swanston St CARLTON 3053	\$340,000	28/02/2025
3	802/613 Swanston St CARLTON 3053	\$326,000	17/02/2025

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 six months.~~

This Statement of Information was prepared on:

28/05/2025 14:16



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Property Type:
Agent Comments

Indicative Selling Price
\$325,000 - \$357,500
Median Unit Price
Year ending March 2025: \$509,500

Comparable Properties

776/488 Swanston St CARLTON 3053 (VG)

Agent Comments

1 -

Price: \$330,000
Method: Sale
Date: 17/03/2025
Property Type: Strata Unit/Flat



409A/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

802/613 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$326,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: Apartment