

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

211/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$249,000

Median sale price

Median price

\$400,000

Property Type

Unit

Suburb

Carlton

Period - From

10/06/2024

to

09/06/2025

Source

Property Data

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	405/181 Abeckett St MELBOURNE 3000	\$240,000	23/05/2025
2	108/204 Dryburgh St NORTH MELBOURNE 3051	\$250,000	17/04/2025
3	511/7 Katherine PI MELBOURNE 3000	\$250,000	26/03/2025

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:

10/06/2025 15:07



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$249,000

Median Unit Price

10/06/2024 - 09/06/2025: \$400,000

Comparable Properties



405/181 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$240,000

Method: Private Sale

Date: 23/05/2025

Property Type: Apartment



108/204 Dryburgh St NORTH MELBOURNE 3051 (VG)

Agent Comments

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Price: \$250,000

Method: Sale

Date: 17/04/2025

Property Type: Office (Com)

Land Size: 1023 sqm approx



511/7 Katherine PI MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$250,000

Method: Private Sale

Date: 26/03/2025

Rooms: 3

Property Type: Apartment

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