

## 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

215/800 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$145,000

&

\$159,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 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

136/800 SWANSTON STREET CARLTON VIC 3053	\$146,000	27-Jan-25
239/800 SWANSTON STREET CARLTON VIC 3053	\$152,500	15-May-25
431/800 SWANSTON STREET CARLTON VIC 3053	\$155,000	11-Jan-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: 16 July 2025



**136/800 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price

**\$146,000**

Sold Date

**27-Jan-25**

Distance

**0km**



**239/800 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price

**\$152,500**

Sold Date

**15-May-25**

Distance

**0km**



**431/800 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price

**\$155,000**

Sold Date

**11-Jan-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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