

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

2506/483 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

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

45/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$665,000	08-Sep-25
72/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$657,000	17-Oct-25
3804/27 THERRY STREET MELBOURNE VIC 3000	\$700,000	05-Aug-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: 07 November 2025

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**45/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$665,000** Sold Date **08-Sep-25**

Distance **0.74km**



**72/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$657,000** Sold Date **17-Oct-25**

Distance **0.74km**



**3804/27 TERRY STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$700,000** Sold Date **05-Aug-25**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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