

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

284/800 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

\$160,000

&

\$170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

Business

Suburb

Carlton

Period-from

01 Dec 2024

to

30 Nov 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

1007/800 SWANSTON STREET CARLTON VIC 3053	\$175,000	25-Sep-25
457/800 SWANSTON STREET CARLTON VIC 3053	\$172,000	05-Aug-25
215/800 SWANSTON STREET CARLTON VIC 3053	\$159,000	18-Jul-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: 08 December 2025



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

Sold Price

\$175,000

Sold Date

25-Sep-25

1

1

-

Distance

0km



**457/800 SWANSTON STREET
CARLTON VIC 3053**

Sold Price

\$172,000

Sold Date

05-Aug-25

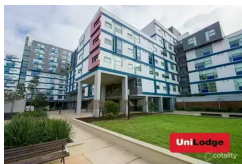
1

1

1

Distance

0km



**215/800 SWANSTON STREET
CARLTON VIC 3053**

Sold Price

\$159,000

Sold Date

18-Jul-25

1

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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