

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

2901/555 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

\$575,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2024

to

31 Jul 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

3811/618 LONSDALE STREET MELBOURNE VIC 3000

\$575,000

11-Aug-25

2106/105 BATMAN STREET WEST MELBOURNE VIC 3003

\$595,000

09-Jul-25

2006/462 ELIZABETH STREET MELBOURNE VIC 3000

\$573,000

24-Apr-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: 28 August 2025

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**3811/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

RS

\$575,000

Sold Date

11-Aug-25

Distance

1.21km

**2106/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

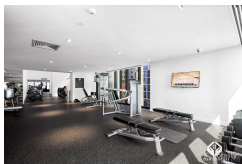
RS

\$595,000

Sold Date

09-Jul-25

Distance

1.29km

**2006/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$573,000

Sold Date

24-Apr-25

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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