

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

32/800 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

\$145,000

&

\$158,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2024

to

31 Aug 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

136/800 SWANSTON STREET CARLTON VIC 3053	\$146,000	27-Jan-25
138/800 SWANSTON STREET CARLTON VIC 3053	\$155,000	13-May-25
149/800 SWANSTON STREET CARLTON VIC 3053	\$153,000	24-May-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: 24 September 2025

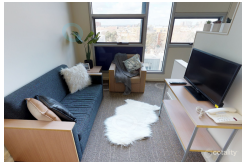


**136/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$146,000** Sold Date **27-Jan-25**

Distance **0km**



**138/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 -

Sold Price **\$155,000** Sold Date **13-May-25**

Distance **0km**



**149/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$153,000** Sold Date **24-May-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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