

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

3206/483 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

\$550,000

&

\$568,000

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

3106/483 SWANSTON STREET MELBOURNE VIC 3000	\$550,000	02-Oct-25
3306/483 SWANSTON STREET MELBOURNE VIC 3000	\$550,000	11-Sep-25
4608/318 RUSSELL STREET MELBOURNE VIC 3000	\$640,000	30-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: 25 November 2025

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3106/483 SWANSTON STREET
MELBOURNE VIC 3000

 2  1  -

Sold Price **\$550,000** Sold Date **02-Oct-25**

Distance **0km**



3306/483 SWANSTON STREET
MELBOURNE VIC 3000

 2  1  -

Sold Price Sold Date **11-Sep-25**

Distance **0km**



4608/318 RUSSELL STREET
MELBOURNE VIC 3000

 2  1  -

Sold Price **\$640,000** Sold Date **30-Jul-25**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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