

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

326/800 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

\$175,000

&

\$198,000

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

273/800 SWANSTON STREET CARLTON VIC 3053	\$187,000	31-Mar-25
213/800 SWANSTON STREET CARLTON VIC 3053	\$165,000	18-Feb-25
220/800 SWANSTON STREET CARLTON VIC 3053	\$170,000	15-Jul-24

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



**273/800 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  1

Sold Price

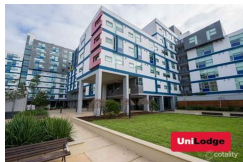
\$187,000

Sold Date

31-Mar-25

Distance

0km



**213/800 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  1

Sold Price

\$165,000

Sold Date

18-Feb-25

Distance

0km



**220/800 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  -

Sold Price

\$170,000

Sold Date

15-Jul-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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