

## 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

3306/483 SWANSTON STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

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

3207/483 SWANSTON STREET MELBOURNE VIC 3000

\$600,000

09-Feb-25

1101/87 FRANKLIN STREET MELBOURNE VIC 3000

\$550,000

14-May-25

61 MACKENZIE STREET MELBOURNE VIC 3000

\$650,000

27-May-25

OR

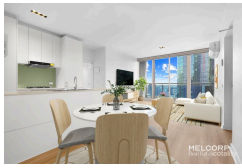
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 August 2025

Rita Lin

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**3207/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 1

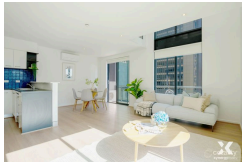
Sold Price

**\$600,000**

Sold Date **09-Feb-25**

Distance

**0km**



**1101/87 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 1

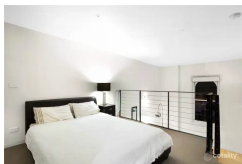
Sold Price

**\$550,000**

Sold Date **14-May-25**

Distance

**0.1km**



**61 MACKENZIE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

**\$650,000**

Sold Date **27-May-25**

Distance

**0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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