

## 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

333/800 SWANSTON STREET CARLTON VIC 3053

### 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

\$165,000

&

\$170,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$386,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2024

to

30 Sep 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 457/800 SWANSTON STREET CARLTON VIC 3053 | \$172,000 | 05-Aug-25 |
| 529/800 SWANSTON STREET CARLTON VIC 3053 | \$170,000 | 16-Jun-25 |
| 138/800 SWANSTON STREET CARLTON VIC 3053 | \$155,000 | 13-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: 08 October 2025

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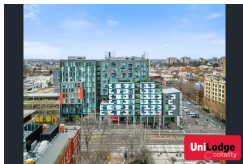


457/800 SWANSTON STREET  
CARLTON VIC 3053

1 1 1

Sold Price \$172,000 Sold Date 05-Aug-25

Distance 0km

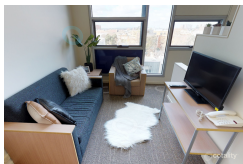


529/800 SWANSTON STREET  
CARLTON VIC 3053

1 1 1

Sold Price \$170,000 Sold Date 16-Jun-25

Distance 0km



138/800 SWANSTON STREET  
CARLTON VIC 3053

1 1 -

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

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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