

# 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 Unit 3806/478 Swanston Street Melbourne 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 \$\*265 000 & \$290 000

### Median sale price

Median price \$529 250 Property type Unit Suburb Carlton

Period - From 1Sept2024 to 31Aug2025 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 six 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 |
|--------------------------------|------------|--------------|
| 1 207/488 Swanston St Carlton  | \$ 302 000 | 13June2025   |
| 2 806/488 Swanston St Carlton  | \$ 290000  | 01April2025  |
| 3 963/488 Swanston St Carlton  | \$ 280 000 | 17Aug2025    |

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 six months.~~

This Statement of Information was prepared on: 6Oct2025