

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

411/800 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

&

\$192,000

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

149/800 SWANSTON STREET CARLTON VIC 3053	\$153,000	24-May-25
273/800 SWANSTON STREET CARLTON VIC 3053	\$187,000	31-Mar-25
408/800 SWANSTON STREET CARLTON VIC 3053	\$195,000	29-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: 29 September 2025


**149/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$153,000Sold Date **24-May-25**

Distance

0km
**273/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$187,000Sold Date **31-Mar-25**

Distance

0km
**408/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$195,000Sold Date **29-Jul-25**

Distance

0km
**457/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

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

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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