

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

412/528 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

\$220,000

&

\$235,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 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

820/528 SWANSTON STREET CARLTON VIC 3053	\$227,000	28-Feb-25
922/528 SWANSTON STREET CARLTON VIC 3053	\$230,000	28-Mar-25
1108/570 LYGON STREET CARLTON VIC 3053	\$228,000	01-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: 25 July 2025


**820/528 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  1

Sold Price

\$227,000

Sold Date

28-Feb-25

Distance

0km

**922/528 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  1

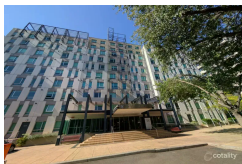
Sold Price

\$230,000

Sold Date

28-Mar-25

Distance

0km

**1108/570 LYGON STREET
CARLTON VIC 3053**

 1
  1
  1

Sold Price

\$228,000

Sold Date

01-Jul-25

Distance

1.33km
RS = Recent sale

UN = Undisclosed Sale

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