

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

413/528 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

\$230,000

or range
between

&

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

2/528 SWANSTON STREET CARLTON VIC 3053	\$215,000	20-Mar-25
308/528 SWANSTON STREET CARLTON VIC 3053	\$217,000	21-Mar-24
417/528 SWANSTON STREET CARLTON VIC 3053	\$223,000	30-Oct-24

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: 10 September 2025



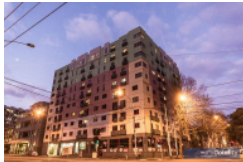
**2/528 SWANSTON STREET
CARLTON VIC 3053**

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Sold Price

^{RS} **\$215,000** Sold Date **20-Mar-25**

Distance **0km**



**308/528 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$217,000 Sold Date **21-Mar-24**

Distance **0km**



**417/528 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$223,000 Sold Date **30-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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