

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

426/800 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

805/800 SWANSTON STREET CARLTON VIC 3053	\$160,000	24-Jan-25
5204/570 LYGON STREET CARLTON VIC 3053	\$177,500	22-Mar-25
804/139-143 BOUVERIE STREET CARLTON VIC 3053	\$210,000	19-Mar-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.~~

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Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



805/800 SWANSTON STREET
CARLTON VIC 3053

1 1 1

Sold Price **\$160,000** Sold Date **24-Jan-25**

Distance **0km**



5204/570 LYGON STREET
CARLTON VIC 3053

1 1 1

Sold Price **\$177,500** Sold Date **22-Mar-25**

Distance **0.62km**



804/139-143 BOUVERIE STREET
CARLTON VIC 3053

1 1 1

Sold Price **\$210,000** Sold Date **19-Mar-25**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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