

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

531/746 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$185,000

Median sale price

Median price

\$509,500

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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.

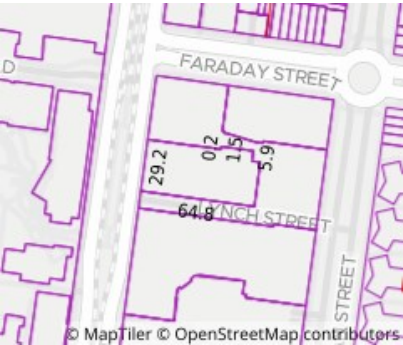
	Address of comparable property	Price	Date of sale
1	273/800 Swanston St CARLTON 3053	\$187,000	31/03/2025
2	22/43-51 Lonsdale St MELBOURNE 3000	\$180,000	06/12/2024
3	533/746 Swanston St CARLTON 3053	\$185,000	10/08/2024

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:

07/05/2025 13:58



Property Type:
Agent Comments

Indicative Selling Price
\$185,000
Median Unit Price
Year ending March 2025: \$509,500

Comparable Properties



273/800 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$187,000
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment



22/43-51 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 06/12/2024
Property Type: Apartment



533/746 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$185,000
Method: Private Sale
Date: 10/08/2024
Property Type: Apartment

Account - Markovic Real Estate | P: (03) 9417 4100



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