

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 609/488 Swanston Street, Carlton, VIC 3053

Indicative selling price

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

Price Range

\$230,000

&

\$250,000

Median sale price

Median price

\$592,250

Property Type

Apartment

Suburb

Carlton (3053)

Period - From

01/09/2024

to

31/08/2025

Source

REA

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
570/488 SWANSTON STREET, CARLTON VIC 3053	\$230,000	12/05/2025
1/238 FLINDERS STREET, MELBOURNE VIC 3000	\$240,000	11/08/2025
413/585 LA TROBE STREET, MELBOURNE VIC 3000	\$230,000	20/06/2025

This Statement of Information was prepared on: 23/09/2025