

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

613/570 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$280,000 & \$305,000

Median sale price

Median price \$385,000 Property Type Unit Suburb Carlton

Period - From 06/08/2024 to 05/08/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

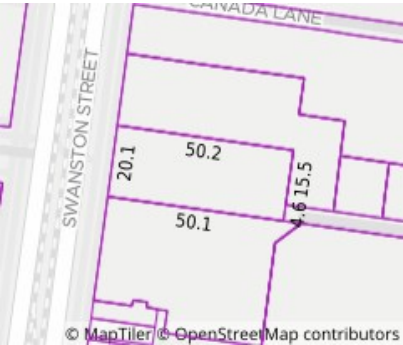
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	75/57 Flinders La MELBOURNE 3000	\$300,000	09/07/2025
2	1805/557 Little Lonsdale St MELBOURNE 3000	\$295,000	22/06/2025
3	1306/620 Collins St MELBOURNE 3000	\$292,000	15/06/2025

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: 06/08/2025 10:48



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$280,000 - \$305,000
Median Unit Price
06/08/2024 - 05/08/2025: \$385,000

Comparable Properties

75/57 Flinders La MELBOURNE 3000 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 09/07/2025
Property Type: Flat/Unit/Apartment (Res)

1805/557 Little Lonsdale St MELBOURNE 3000 (VG)

Agent Comments



Price: \$295,000
Method: Sale
Date: 22/06/2025
Property Type: Flat/Unit/Apartment (Res)



1306/620 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$292,000
Method: Private Sale
Date: 15/06/2025
Property Type: Apartment