

## 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

616/339 SWANSTON STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$250,000

&

\$275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

215/339 SWANSTON STREET MELBOURNE VIC 3000	\$268,000	30-May-24
315/339 SWANSTON STREET MELBOURNE VIC 3000	\$265,000	18-Sep-24
1113/339 SWANSTON STREET MELBOURNE VIC 3000	\$255,000	22-Jun-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: 15 May 2025



**215/339 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$268,000**

Sold Date **30-May-24**

Distance

**0km**



**315/339 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 -

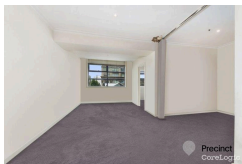
Sold Price

**\$265,000**

Sold Date **18-Sep-24**

Distance

**0km**



**1113/339 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$255,000**

Sold Date **22-Jun-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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