

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

616/555 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2024

to

28 Feb 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

1808/483 SWANSTON STREET MELBOURNE VIC 3000

484999

06-Feb-25

904A/8 FRANKLIN STREET MELBOURNE VIC 3000

414000

17-Dec-24

103/77 CARDIGAN STREET CARLTON VIC 3053

460000

03-Oct-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: 22 March 2025



**1808/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

484999 Sold Date **06-Feb-25**

Distance **0.18km**



**904A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

414000 Sold Date **17-Dec-24**

Distance **0.18km**



**103/77 CARDIGAN STREET
CARLTON VIC 3053**

2 1 -

Sold Price

460000 Sold Date **03-Oct-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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