

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

633/800 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

519/528 SWANSTON STREET CARLTON VIC 3053	\$205,000	11-Sep-25
307/11 O'CONNELL STREET NORTH MELBOURNE VIC 3051	\$225,000	03-Sep-25
1611/570-574 LYGON STREET CARLTON VIC 3053	\$192,500	13-May-25

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: 20 October 2025



**519/528 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$205,000

Sold Date

11-Sep-25

Distance

0.73km



**307/11 O'CONNELL STREET NORTH
MELBOURNE VIC 3051**

1 - -

Sold Price

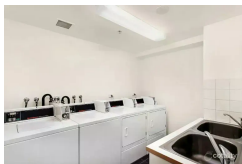
\$225,000

Sold Date

03-Sep-25

Distance

1.08km



**1611/570-574 LYGON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

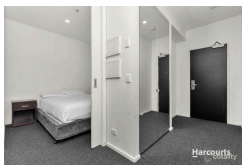
\$192,500

Sold Date

13-May-25

Distance

0.62km



**512/99 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$185,000

Sold Date

23-Apr-25

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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