

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

649/800 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

\$175,000

&

\$190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2024

to

31 Jul 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

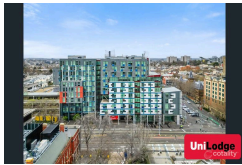
Date of sale

529/800 SWANSTON STREET CARLTON VIC 3053	\$170,000	16-Jun-25
717/800 SWANSTON STREET CARLTON VIC 3053	\$175,000	07-Mar-25
703/800 SWANSTON STREET CARLTON VIC 3053	\$200,000	26-Jun-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 August 2025



**529/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$170,000

Sold Date

16-Jun-25

Distance

0km



**717/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$175,000

Sold Date

07-Mar-25

Distance

0km



**703/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$200,000

Sold Date

26-Jun-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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