

## 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

8/800 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$145,000

&

\$159,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2024

to

31 Aug 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

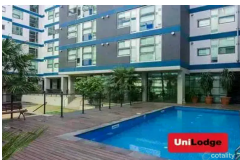
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 136/800 SWANSTON STREET CARLTON VIC 3053 | \$146,000 | 27-Jan-25 |
| 138/800 SWANSTON STREET CARLTON VIC 3053 | \$155,000 | 13-May-25 |
| 215/800 SWANSTON STREET CARLTON VIC 3053 | \$159,000 | 18-Jul-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: 12 September 2025

|                                                                                   |                                                                                                                                                                                                                                                             |            |                  |           |                  |  |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|--|
|  | <b>136/800 SWANSTON STREET<br/>CARLTON VIC 3053</b>                                                                                                                                                                                                         | Sold Price | <b>\$146,000</b> | Sold Date | <b>27-Jan-25</b> |  |
|                                                                                   |  1  1  1 |            |                  | Distance  | <b>0km</b>       |  |
|                                                                                   |                                                                                                                                                                                                                                                             |            |                  |           |                  |  |
|  | <b>138/800 SWANSTON STREET<br/>CARLTON VIC 3053</b>                                                                                                                                                                                                         | Sold Price | <b>\$155,000</b> | Sold Date | <b>13-May-25</b> |  |
|                                                                                   |  1  1  - |            |                  | Distance  | <b>0km</b>       |  |
|                                                                                   |                                                                                                                                                                                                                                                             |            |                  |           |                  |  |
|  | <b>215/800 SWANSTON STREET<br/>CARLTON VIC 3053</b>                                                                                                                                                                                                         | Sold Price | <b>\$159,000</b> | Sold Date | <b>18-Jul-25</b> |  |
|                                                                                   |  1  1  1 |            |                  | Distance  | <b>0km</b>       |  |

RS = Recent sale      UN = Undisclosed Sale

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