Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODEIIA	Ullelea	101	Saic

Address Including suburb and 882/488 SWANSTON STREET CARLTON VIC 3053 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) or range Single Price \$330,000 & between Median sale price (*Delete house or unit as applicable) Median Price \$370,000 Property type Unit Suburb Carlton Period-from 01 Oct 2024 30 Sep 2025 Source Cotality to

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		Date of sale
5707/81 A'BECKETT STREET MELBOURNE VIC 3000	559000	08-Sep-24
3406/81 A'BECKETT STREET MELBOURNE VIC 3000	588000	19-Jul-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: 05 October 2025





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5707/81 A'BECKETT STREET **MELBOURNE VIC 3000**

□ 1

Sold Price

559000 Sold Date 08-Sep-24

0.46km Distance

3406/81 A'BECKETT STREET **MELBOURNE VIC 3000**

₾ 1 □ 1 Sold Price

588000 Sold Date 19-Jul-24

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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