

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

911/528 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$228,000

Median sale price

Median price

\$493,000

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 six 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
1	806/528 Swanston St CARLTON 3053	\$210,000	05/06/2025
2	217/99 Abeckett St MELBOURNE 3000	\$220,000	13/05/2025
3	1410/181 Abeckett St MELBOURNE 3000	\$225,000	07/05/2025

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 six months.~~

This Statement of Information was prepared on:

30/09/2025 15:16



 1
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Rooms: 1
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$228,000

Median Unit Price
 June quarter 2025: \$493,000

Comparable Properties



806/528 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$210,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment



217/99 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$220,000
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment



1410/181 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$225,000
Method: Private Sale
Date: 07/05/2025
Property Type: Studio Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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