

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

G7/950 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 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

609/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$330,000	21-Feb-25
508/518 SWANSTON STREET CARLTON VIC 3053	\$350,000	25-Mar-25
322/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$351,500	11-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: 31 July 2025



**609/83 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

1
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Sold Price **\$330,000** Sold Date **21-Feb-25**

Distance **1.22km**



**508/518 SWANSTON STREET
CARLTON VIC 3053**

1
 1
 -

Sold Price **\$350,000** Sold Date **25-Mar-25**

Distance **1.23km**



**322/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1
 1
 -

Sold Price **\$351,500** Sold Date **11-Jun-25**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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