

## 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

208/518 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2025

to

28 Feb 2026

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

1009/518 SWANSTON STREET CARLTON VIC 3053	\$360,000	22-Nov-25
605/6 LEICESTER STREET CARLTON VIC 3053	\$360,000	26-Sep-25
1710/23 MACKENZIE STREET MELBOURNE VIC 3000	\$365,000	27-Nov-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: 04 March 2026



**1009/518 SWANSTON STREET  
CARLTON VIC 3053**

1 1 1

Sold Price **\$360,000** Sold Date **22-Nov-25**

Distance **0km**



**605/6 LEICESTER STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

Sold Date **26-Sep-25**

Distance **0.31km**



**1710/23 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$365,000** Sold Date **27-Nov-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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