

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

716/528 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

\$215,000

&

\$235,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

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

201/528 SWANSTON STREET CARLTON VIC 3053	\$210,000	09-Jan-26
413/528 SWANSTON STREET CARLTON VIC 3053	\$219,400	14-Nov-25
619/528 SWANSTON STREET CARLTON VIC 3053	\$230,000	06-Feb-26

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: 11 March 2026

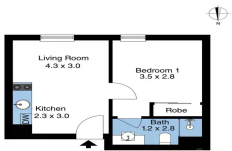


**201/528 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$210,000** Sold Date **09-Jan-26**

Distance **0km**



**413/528 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$219,400** Sold Date **14-Nov-25**

Distance **0km**



**619/528 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$230,000** Sold Date **06-Feb-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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