

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

438/800 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

\$200,000

&

\$220,000

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

703/800 SWANSTON STREET CARLTON VIC 3053	\$200,000	26-Jun-25
431/746 SWANSTON STREET CARLTON VIC 3053	\$210,000	25-Jul-25
1/371-379 DRUMMOND STREET CARLTON VIC 3053	\$220,000	20-Dec-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: 21 March 2026



**703/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$200,000** Sold Date **26-Jun-25**

Distance **0km**



**431/746 SWANSTON STREET
 CARLTON VIC 3053**

1 1 -

Sold Price **\$210,000** Sold Date **25-Jul-25**

Distance **0.14km**



**1/371-379 DRUMMOND STREET
 CARLTON VIC 3053**

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Sold Price **\$220,000** Sold Date **20-Dec-24**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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