

## 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

411D/604-640 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

\$390,000

&

\$425,000

### 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

506/87 FRANKLIN STREET MELBOURNE VIC 3000	\$420,000	21-Nov-25
702/95 BERKELEY STREET MELBOURNE VIC 3000	\$405,000	28-Jan-26
2204/25 THERRY STREET MELBOURNE VIC 3000	\$390,000	30-Dec-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: 23 March 2026



**506/87 FRANKLIN STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price

<sup>RS</sup>

**\$420,000**

Sold Date

**21-Nov-25**

Distance

**0.73km**



**702/95 BERKELEY STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price

**\$405,000**

Sold Date

**28-Jan-26**

Distance

**0.51km**



**2204/25 TERRY STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price

**\$390,000**

Sold Date

**30-Dec-25**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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