

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 165/488 Swanston Street, Carlton, 3053

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price Property type Suburb

Period - to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|-------------------------------------|--------------|--------------|
| 2301/5 Sutherland St MELBOURNE 3000 | \$395,000.00 | 3/03/2026 |
| 4313/33 Rose La MELBOURNE 3000 | \$390,000.00 | 13/01/2026 |
| 204/565 Flinders St MELBOURNE 3000 | \$385,000.00 | 7/12/2025 |

This Statement of Information was prepared on: