

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 514a/640 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$760,000

Median sale price

Median price \$430,000 Property Type Unit Suburb Carlton

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 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
1	602/50 Stanley St COLLINGWOOD 3066	\$710,000	20/03/2026
2	102/231 Napier St FITZROY 3065	\$750,000	20/02/2026
3	107/250 Gore St FITZROY 3065	\$740,000	21/01/2026

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 six months.~~

This Statement of Information was prepared on: 24/04/2026 09:04



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$760,000
Median Unit Price
March quarter 2026: \$430,000

Comparable Properties



602/50 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment



102/231 Napier St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 20/02/2026
Property Type: Apartment



107/250 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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