

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

268/800 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

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2025

to

31 Jan 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

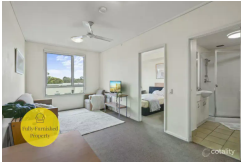
Date of sale

5507/570-574 LYGON STREET CARLTON VIC 3053	\$210,000	08-Nov-25
5703/570-574 LYGON STREET CARLTON VIC 3053	\$203,000	27-Jan-26
201/528 SWANSTON STREET CARLTON VIC 3053	\$210,000	09-Jan-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: 20 February 2026



**5507/570-574 LYGON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$210,000** Sold Date **08-Nov-25**

Distance **0.62km**



**5703/570-574 LYGON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price ^{RS} **\$203,000** Sold Date **27-Jan-26**

Distance **0.62km**



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

1 1 1

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

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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