

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

663/488 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

\$265,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2024

to

30 Nov 2025

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

806/488 SWANSTON STREET CARLTON VIC 3053	\$290,000	01-Apr-25
207/488 SWANSTON STREET CARLTON VIC 3053	\$302,000	13-Jun-25
768/488 SWANSTON STREET CARLTON VIC 3053	\$303,000	02-Oct-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: 09 December 2025

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806/488 SWANSTON STREET
CARLTON VIC 3053

Sold Price	\$290,000	Sold Date	01-Apr-25
2	1	-	
		Distance	0km



207/488 SWANSTON STREET
CARLTON VIC 3053

Sold Price	\$302,000	Sold Date	13-Jun-25
2	1	-	
		Distance	0km



768/488 SWANSTON STREET
CARLTON VIC 3053

Sold Price	\$303,000	Sold Date	02-Oct-25
2	1	-	
		Distance	0km

RS = Recent sale UN = Undisclosed Sale

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