

# 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

928 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)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,520,000

Property Type House

Suburb Carlton

Period - From 01/01/2025

to 31/12/2025

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	526 Park St CARLTON NORTH 3054	\$1,780,000	21/02/2026
2	364 Rae St FITZROY NORTH 3068	\$1,790,000	13/09/2025
3	55 Bell St FITZROY 3065	\$1,800,000	30/08/2025

**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:

23/02/2026 13:46



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending December 2025: \$1,520,000

## Comparable Properties



**526 Park St CARLTON NORTH 3054 (REI)**

Agent Comments



**Price:** \$1,780,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House



**364 Rae St FITZROY NORTH 3068 (REI/VG)**

Agent Comments



**Price:** \$1,790,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 126 sqm approx



**55 Bell St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 30/08/2025  
**Property Type:** House (Res)  
**Land Size:** 107 sqm approx

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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