

801/668 Swanston Street, Carlton VIC 3053



3 Bed 2 Bath 2 Car
Property Type: Unit
Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending September 2025:
 \$440,000

Comparable Properties



33/52 Leicester Street, CARLTON 3053 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,200,000
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment
Agent Comments: Smaller development, townhouse style apartment



92/283 Spring Street, MELBOURNE 3000 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,210,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment
Agent Comments: Comparable aspect and size



601/668 Swanston Street, CARLTON 3053 (VG)

3 Bed 1 Bath - Car
Price: \$1,100,000
Method: Sale
Date: 12/08/2025
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Inferior aspect and size, within the development

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

801/668 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$440,000 Unit x Suburb Carlton

Period - From 01/10/2024 to 30/09/2025 Source REIV

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 |
|---------------------------------------|-------------|--------------|
| 33/52 Leicester Street, CARLTON 3053 | \$1,200,000 | 01/12/2025 |
| 92/283 Spring Street, MELBOURNE 3000 | \$1,210,000 | 10/11/2025 |
| 601/668 Swanston Street, CARLTON 3053 | \$1,100,000 | 12/08/2025 |

This Statement of Information was prepared on:

08/01/2026 14:06