

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

1217/555 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)

Single Price

\$425,000

Median sale price

Median price

\$363,000

Property Type

House

Suburb

Carlton (3053)

Period - From

12/04/2025

to

12/11/2025

Source

REIV

Comparable property sales

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 |
|-------------------------------------------|-----------|--------------|
| 804/555 SWANSTON STREET, CARLTON VIC 3053 | \$420,000 | 10/11/2025   |
| 707/555 SWANSTON STREET, CARLTON VIC 3053 | \$420,000 | 19/08/2025   |
| 612/555 SWANSTON STREET, CARLTON VIC 3053 | \$422,000 | 29/05/2025   |

This Statement of Information was prepared on:

12/11/2025

