

## 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

633/800 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) (\*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

\$386,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2024

to

30 Sep 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 519/528 SWANSTON STREET CARLTON VIC 3053         | \$205,000 | 11-Sep-25 |
| 307/11 O'CONNELL STREET NORTH MELBOURNE VIC 3051 | \$225,000 | 03-Sep-25 |
| 1611/570-574 LYGON STREET CARLTON VIC 3053       | \$192,500 | 13-May-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: 20 October 2025



**519/528 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

**\$205,000**

Sold Date

**11-Sep-25**

Distance

**0.73km**



**307/11 O'CONNELL STREET NORTH  
MELBOURNE VIC 3051**

1 - -

Sold Price

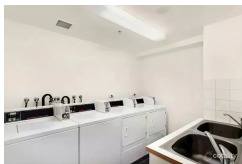
**\$225,000**

Sold Date

**03-Sep-25**

Distance

**1.08km**



**1611/570-574 LYGON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

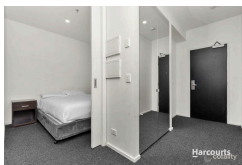
**\$192,500**

Sold Date

**13-May-25**

Distance

**0.62km**



**512/99 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$185,000**

Sold Date

**23-Apr-25**

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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