

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

1107/339 SWANSTON STREET MELBOURNE VIC 3000

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

\$215,000

&

\$235,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

219/408 LONSDALE STREET MELBOURNE VIC 3000	\$225,000	18-Sep-25
515/118 FRANKLIN STREET MELBOURNE VIC 3000	\$215,000	04-Dec-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: 23 February 2026

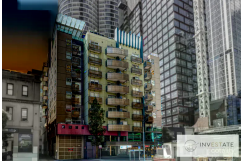


**219/408 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$225,000** Sold Date **18-Sep-25**

Distance **0.38km**



**515/118 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$215,000** Sold Date **04-Dec-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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