

## 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

3008/555 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

3/39 BOUVERIE STREET CARLTON VIC 3053	\$675,000	23-Oct-24
14/540 SWANSTON STREET CARLTON VIC 3053	\$645,000	28-Oct-24
6612/160 VICTORIA STREET CARLTON VIC 3053	\$639,999	07-Feb-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: 01 April 2025



### 3/39 BOUVERIE STREET CARLTON VIC 3053

 2
  1
  1

Sold Price

**\$675,000**

Sold Date

**23-Oct-24**

Distance

**0.16km**


### 14/540 SWANSTON STREET CARLTON VIC 3053

 2
  1
  -

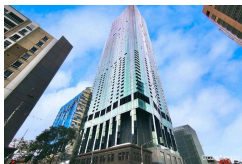
Sold Price

**\$645,000**

Sold Date

**28-Oct-24**

Distance

**0.22km**


### 6612/160 VICTORIA STREET CARLTON VIC 3053

 2
  2
  -

Sold Price

<sup>RS</sup>  
**\$639,999**

Sold Date

**07-Feb-25**

Distance

**0.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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