

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

413/528 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

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

Single Price

\$220,000

or range
between

&

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

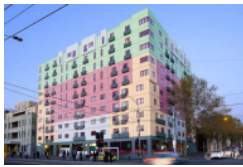
Date of sale

318/528 SWANSTON STREET CARLTON VIC 3053	\$201,000	05-Jun-25
417/528 SWANSTON STREET CARLTON VIC 3053	\$223,000	30-Oct-24
507/528 SWANSTON STREET CARLTON VIC 3053	\$217,500	04-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: 09 October 2025



**318/528 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$201,000** Sold Date **05-Jun-25**

Distance **0km**



**417/528 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price **\$223,000** Sold Date **30-Oct-24**

Distance **0km**



**507/528 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$217,500** Sold Date **04-Feb-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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