

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

206c/640 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$411,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 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
1	810d/604 Swanston St CARLTON 3053	\$430,000	04/08/2026
2	707/112 Adderley St WEST MELBOURNE 3003	\$420,000	31/07/2026
3	211/25 Byron St NORTH MELBOURNE 3051	\$438,000	18/06/2026

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 six months.~~

This Statement of Information was prepared on:

19/08/2026 09:03

206c/640 Swanston Street, Carlton Vic 3053



 1  1  1

Property Type: Strata Unit/Flat
Land Size: 64 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending June 2026: \$411,000

Comparable Properties



810d/604 Swanston St CARLTON 3053 (REI)

Agent Comments

 1  1  1

Price: \$430,000
Method: Private Sale
Date: 04/08/2026
Property Type: Apartment



707/112 Adderley St WEST MELBOURNE 3003 (REI)

Agent Comments

 1  1  1

Price: \$420,000
Method: Private Sale
Date: 31/07/2026
Property Type: Apartment



211/25 Byron St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 1  1  1

Price: \$438,000
Method: Private Sale
Date: 18/06/2026
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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