

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

211/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$259,000

Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

Carlton

Period - From

01/01/2025

to

31/03/2025

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	906/220 Spencer St MELBOURNE 3000	\$257,000	19/05/2025
2	511/7 Katherine PI MELBOURNE 3000	\$250,000	26/03/2025
3	922/528 Swanston St CARLTON 3053	\$230,000	25/03/2025

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:

23/05/2025 15:20



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$259,000
Median Unit Price
March quarter 2025: \$440,000

Comparable Properties



906/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$257,000
Method: Private Sale
Date: 19/05/2025
Property Type: Apartment



511/7 Katherine Pl MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$250,000
Method: Private Sale
Date: 26/03/2025
Rooms: 3
Property Type: Apartment



922/528 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$230,000
Method: Private Sale
Date: 25/03/2025
Rooms: 2
Property Type: Apartment