

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

3202/483 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

2506/483 SWANSTON STREET MELBOURNE VIC 3000	\$590,000	20-Mar-26
1206/483 SWANSTON STREET MELBOURNE VIC 3000	\$605,000	22-Apr-26
2701A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$591,000	12-Jun-26

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: 26 June 2026

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2506/483 SWANSTON STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$590,000 Sold Date 20-Mar-26

Distance 0km

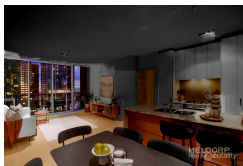


1206/483 SWANSTON STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$605,000 Sold Date 22-Apr-26

Distance 0km



2701A/8 FRANKLIN STREET
MELBOURNE VIC 3000

2 1 1

Sold Price ^{RS}\$591,000 Sold Date 12-Jun-26

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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