

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

3306/483 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

3207/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	09-Feb-25
1101/87 FRANKLIN STREET MELBOURNE VIC 3000	\$550,000	14-May-25
61 MACKENZIE STREET MELBOURNE VIC 3000	\$650,000	27-May-25

OR

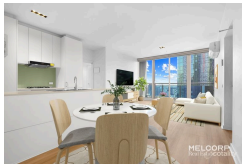
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 August 2025

Rita Lin

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**3207/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

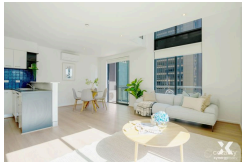
Sold Price

\$600,000

Sold Date **09-Feb-25**

Distance

0km



**1101/87 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

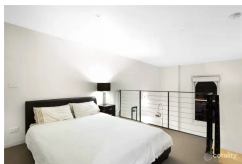
Sold Price

\$550,000

Sold Date **14-May-25**

Distance

0.1km



**61 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$650,000

Sold Date **27-May-25**

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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