

## 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

3112/555 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

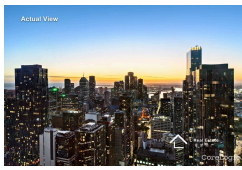
Date of sale

6303/228 LA TROBE STREET MELBOURNE VIC 3000	\$682,000	12-Jan-25
5711/135 A'BECKETT STREET MELBOURNE VIC 3000	\$660,000	13-Jun-25
1001/228 A'BECKETT STREET MELBOURNE VIC 3000	\$650,888	24-Jun-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: 07 July 2025



**6303/228 LA TROBE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$682,000**

Sold Date

**12-Jan-25**

Distance

**0.44km**



**5711/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**13-Jun-25**

Distance

**0.53km**



**1001/228 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

<sup>RS</sup> **\$650,888**

Sold Date

**24-Jun-25**

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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