

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 431/746 Swanston Street, Carlton, VIC 3053

Indicative selling price

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

Price Range

\$200,000

&

\$220,000

Median sale price

Median price

\$320

Property Type

Apartment

Suburb

Carlton (3053)

Period - From

01/07/2024

to

30/06/2025

Source

Proptrack

Comparable property sales

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 |
|---|-----------|--------------|
| 233/746 SWANSTON STREET, CARLTON VIC 3053 | \$200,000 | 18/04/2025 |
| 213/528 SWANSTON STREET, CARLTON VIC 3053 | \$215,000 | 20/03/2025 |
| 922/528 SWANSTON STREET, CARLTON VIC 3053 | \$230,000 | 28/03/2025 |

This Statement of Information was prepared on: 09/07/2025