

## 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

1603/483 SWANSTON STREET MELBOURNE VIC 3000

### 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 908/228 A'BECKETT STREET MELBOURNE VIC 3000  | \$460,000 | 15-Feb-25 |
| 3806/80 A'BECKETT STREET MELBOURNE VIC 3000  | \$450,000 | 02-May-25 |
| 1507/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$440,000 | 02-Feb-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: 21 June 2025



**908/228 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$460,000** Sold Date **15-Feb-25**

Distance **0.58km**



**3806/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$450,000** Sold Date **02-May-25**

Distance **0.2km**



**1507/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$440,000** Sold Date **02-Feb-25**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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