

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

3008/551 SWANSTON STREET CARLTON VIC 3053

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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Carlton

Period-from

01 May 2024

to

30 Apr 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

1611/160 VICTORIA STREET CARLTON VIC 3053	\$615,000	17-Dec-24
1915/160 VICTORIA STREET CARLTON VIC 3053	\$600,000	24-Jan-25
2112/160 VICTORIA STREET CARLTON VIC 3053	\$615,000	13-Mar-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: 13 May 2025



1611/160 VICTORIA STREET CARLTON VIC 3053

 2
  2
  -

Sold Price

\$615,000

Sold Date

17-Dec-24

Distance

0.09km



1915/160 VICTORIA STREET CARLTON VIC 3053

 2
  2
  -

Sold Price

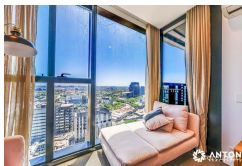
\$600,000

Sold Date

24-Jan-25

Distance

0.09km



2112/160 VICTORIA STREET CARLTON VIC 3053

 2
  2
  -

Sold Price

\$615,000

Sold Date

13-Mar-25

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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