

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

470/800 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

\$155,000

&

\$170,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2025

to

31 Jan 2026

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

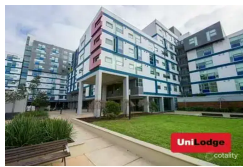
Date of sale

20/800 SWANSTON STREET CARLTON VIC 3053	\$154,000	15-Dec-25
1/800 SWANSTON STREET CARLTON VIC 3053	\$175,000	10-Feb-26
5/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	10-Feb-26

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: 24 February 2026



**20/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

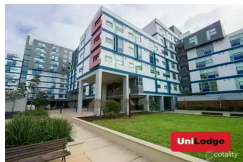
Sold Price

\$154,000

Sold Date **15-Dec-25**

Distance

0km



**1/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

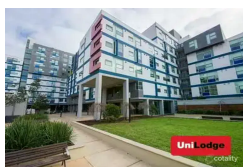
Sold Price

^{RS} **\$175,000** ^{UN}

Sold Date **10-Feb-26**

Distance

0km



**5/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

^{RS} **\$180,000** ^{UN}

Sold Date **10-Feb-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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