



# 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

107/466 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb

Period-from  to  Source

### 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
203/466 SWANSTON STREET CARLTON VIC 3053	\$156,000	20-Jan-26
310/466 SWANSTON STREET CARLTON VIC 3053	\$156,000	19-Jan-26
601/466 SWANSTON STREET CARLTON VIC 3053	\$220,000	20-Dec-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: 25 June 2026

[consumer.vic.gov.au](http://consumer.vic.gov.au)



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	<b>203/466 SWANSTON STREET CARLTON VIC 3053</b>	Sold Price <b>\$156,000</b>	Sold Date <b>20-Jan-26</b>
			Distance <b>0km</b>
	<b>310/466 SWANSTON STREET CARLTON VIC 3053</b>	Sold Price	Sold Date <b>19-Jan-26</b>
			Distance <b>0km</b>
	<b>601/466 SWANSTON STREET CARLTON VIC 3053</b>	Sold Price <b>\$220,000</b>	Sold Date <b>20-Dec-25</b>
			Distance <b>0km</b>

RS = Recent sale UN = Undisclosed Sale

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