



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

503/466 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 &

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:

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consumer.vic.gov.au



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|---|---|-----------------------------|----------------------------|---------------------|
|  | 203/466 SWANSTON STREET CARLTON VIC 3053 <small>🛏️ 1 🛋️ 1 🚗 -</small> | Sold Price \$156,000 | Sold Date 20-Jan-26 | Distance 0km |
|  | 310/466 SWANSTON STREET CARLTON VIC 3053 <small>🛏️ 1 🛋️ 1 🚗 1</small> | Sold Price | Sold Date 19-Jan-26 | Distance 0km |
|  | 601/466 SWANSTON STREET CARLTON VIC 3053 <small>🛏️ 1 🛋️ 1 🚗 1</small> | Sold Price \$220,000 | Sold Date 20-Dec-25 | Distance 0km |

RS = Recent sale UN = Undisclosed Sale

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