

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 (*Delete single price or range as applicable)

Single Price

\$160,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2025

to

30 Jun 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

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: 16 July 2026



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**203/466 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

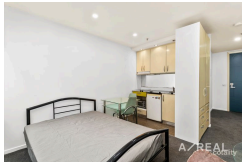
Sold Price

\$156,000

Sold Date **20-Jan-26**

Distance

0km



**310/466 SWANSTON STREET
CARLTON VIC 3053**

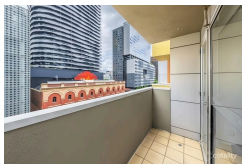
1 1 1

Sold Price

Sold Date **19-Jan-26**

Distance

0km



**601/466 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$220,000

Sold Date **20-Dec-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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