

## 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

766/488 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

\$355,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2025

to

31 May 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

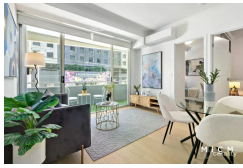
Date of sale

165/488 SWANSTON STREET CARLTON VIC 3053	\$370,000	05-May-26
2613/570-574 LYGON STREET CARLTON VIC 3053	\$365,000	20-Apr-26
545 RATHDOWNE STREET CARLTON VIC 3053	\$350,000	13-Jan-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: 30 June 2026



**165/488 SWANSTON STREET  
CARLTON VIC 3053**

 2  1  1

Sold Price **\$370,000** Sold Date **05-May-26**

Distance **0km**



**2613/570-574 LYGON STREET  
CARLTON VIC 3053**

 2  1  1

Sold Price **\$365,000** Sold Date **20-Apr-26**

Distance **1.46km**



**545 RATHDOWNE STREET  
CARLTON VIC 3053**

 2  1  1

Sold Price **\$350,000** Sold Date **13-Jan-26**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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