

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	1217/555 Swanston Street, Carlton, VIC 3053
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$420,000	&	\$440,000
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Median sale price

Median price	\$363,000	Property Type	House	Suburb	Carlton (3053)
Period - From	12/04/2025	to	12/11/2025	Source	REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
804/555 SWANSTON STREET, CARLTON VIC 3053	\$420,000	10/11/2025
707/555 SWANSTON STREET, CARLTON VIC 3053	\$420,000	19/08/2025
612/555 SWANSTON STREET, CARLTON VIC 3053	\$422,000	29/05/2025

This Statement of Information was prepared on: 12/11/2025