

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 2112/555 Swanston Street, Carlton, VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$550,000 & \$589,990

Median sale price

Median price \$380,000 Property Type House Suburb Carlton (3053)

Period - From 12/12/2024 to 12/12/2025 Source realestate.com.au

Comparable property sales

A This is one property 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
3112/555 SWANSTON STREET, CARLTON VIC 3053	\$630,000	19/01/2026

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 six months.

This Statement of Information was prepared on: 03/02/2026

