

# 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

922/528 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)

Range between \$225,000 & \$245,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 209/51-67 Rathdowne St CARLTON 3053 | \$242,500 | 31/01/2025   |
| 2 | 2110/181 Abeckett St MELBOURNE 3000 | \$240,000 | 17/01/2025   |
| 3 | 718/339 Swanston St MELBOURNE 3000  | \$245,000 | 06/01/2025   |

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 six months.~~

This Statement of Information was prepared on:

06/03/2025 10:39



1 bed 1 bath 0 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$225,000 - \$245,000  
Median Unit Price  
December quarter 2024: \$550,000

Comparable Properties



209/51-67 Rathdowne St CARLTON 3053 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$242,500  
Method: Private Sale  
Date: 31/01/2025  
Property Type: Apartment



2110/181 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$240,000  
Method: Private Sale  
Date: 17/01/2025  
Property Type: Apartment



718/339 Swanston St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$245,000  
Method: Private Sale  
Date: 06/01/2025  
Property Type: Apartment