

20Statement 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

639/ 800 Swasnton Street, Carlton VIC 3053
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Indicative selling price

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

Indication price range

\$214,900

Median sale price

Median price

\$385,000

Property type

Unit

Suburb

Carlton

Period - From

27/07/2025

to

27/07/2026

Source

Propertydata.com.au

Comparable property sales

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	412/ 528 Swanston Street, Carlton Vic 3053	\$213,000	15/ 06/2026
2	4007/ 550 Lygon Street, Carlton Vic 3053	\$204,000	29/05/2026
3	1417/ 570 Lygon Street, Carlton Vic 3053	\$205,000	13/5/2026

This Statement of Information was prepared on:

27/ 07/ 2026
