

# 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 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)

Indication price range

|                        |
|------------------------|
| \$190,000 to \$205,000 |
|------------------------|

### Median sale price

Median price

|           |
|-----------|
| \$385,000 |
|-----------|

Property type

|      |
|------|
| Unit |
|------|

Suburb

|         |
|---------|
| Carlton |
|---------|

Period - From

|            |
|------------|
| 15/09/2025 |
|------------|

to

|            |
|------------|
| 15/09/2026 |
|------------|

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 | 13/05/2026   |

This Statement of Information was prepared on:

|              |
|--------------|
| 15/ 09/ 2026 |
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