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	901A/640 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $509,500 Property Type Unit Suburb Carlton

Period - From 01/04/2024 to 31/03/2025 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	409/300 Swanston St MELBOURNE 3000	$515,000	20/03/2025
2	102B/640 Swanston St CARLTON 3053	$505,000	18/03/2025
3	6/108 Elgin St CARLTON 3053	$530,000	01/03/2025

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: 10/04/2025 11:05

901A/640 Swanston Street, Carlton Vic 3053



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
Year ending March 2025: $509,500

Comparable Properties



409/300 Swanston St MELBOURNE 3000 (REI)

1 1 1

Price: $515,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment

Agent Comments



102B/640 Swanston St CARLTON 3053 (REI)

1 1 1

Price: $505,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment

Agent Comments



6/108 Elgin St CARLTON 3053 (REI/VG)

1 1 1

Price: $530,000
Method: Private Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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