

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 502/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$411,000 Property Type Unit Suburb Carlton

Period - From 01/07/2025 to 30/06/2026 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	1610/555 Swanston St CARLTON 3053	\$500,000	13/03/2026
2	2408/555 Swanston St CARLTON 3053	\$500,000	12/02/2026
3	2512/555 Swanston St CARLTON 3053	\$450,000	03/02/2026

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.~~

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending June 2026: \$411,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1610/555 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

2 2 -

Price: \$500,000

Method: Private Sale

Date: 13/03/2026

Property Type: Apartment



2408/555 Swanston St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$500,000

Method: Sale

Date: 12/02/2026

Property Type: Flat/Unit/Apartment (Res)



2512/555 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

2 2 -

Price: \$450,000

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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