

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

3117/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$385,000 Property Type Unit Suburb Carlton

Period - From 01/04/2026 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	2901/555 Swanston St CARLTON 3053	\$575,000	31/07/2026
2	1106D/604 Swanston St CARLTON 3053	\$515,000	06/07/2026
3	3104/555 Swanston St CARLTON 3053	\$510,000	28/04/2026

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.~~

This Statement of Information was prepared on:

05/09/2026 07:45



2 2 0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2026: \$385,000

Comparable Properties



2901/555 Swanston St CARLTON 3053 (REI)

Agent Comments

2 2 1

Price: \$575,000
Method: Private Sale
Date: 31/07/2026
Property Type: Apartment



1106D/604 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 06/07/2026
Property Type: Apartment



3104/555 Swanston St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$510,000
Method: Sale
Date: 28/04/2026
Property Type: Flat/Unit/Apartment (Res)