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	601/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $363,000 Property Type Unit Suburb Carlton

Period - From 01/07/2025 to 30/09/2025 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	4711/639 Lonsdale St MELBOURNE 3000	$645,000	14/10/2025
2	1904/673 La Trobe St DOCKLANDS 3008	$610,000	13/10/2025
3	4313/601 Little Lonsdale St MELBOURNE 3000	$622,500	13/10/2025

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: 06/11/2025 13:38

601/528 Swanston Street, Carlton Vic 3053

Dingle Partners

Property Type:
Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
September quarter 2025: $363,000

Comparable Properties

4711/639 Lonsdale St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $645,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment

Agent Comments

1904/673 La Trobe St DOCKLANDS 3008 (REI)

2 2 1

Price: $610,000
Method: Private Sale
Date: 13/10/2025
Rooms: 5
Property Type: Apartment

Agent Comments

4313/601 Little Lonsdale St MELBOURNE 3000 (REI)

2 2 1

Price: $622,500
Method: Private Sale
Date: 13/10/2025
Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

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