

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

776/488 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

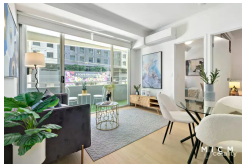
Date of sale

165/488 SWANSTON STREET CARLTON VIC 3053	\$370,000	05-May-26
2613/570-574 LYGON STREET CARLTON VIC 3053	\$365,000	20-Apr-26

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 6 months.

This Statement of Information was prepared on: 10 July 2026



**165/488 SWANSTON STREET
CARLTON VIC 3053**

 2  1  1

Sold Price **\$370,000** Sold Date **05-May-26**

Distance **0km**



**2613/570-574 LYGON STREET
CARLTON VIC 3053**

 2  1  1

Sold Price **\$365,000** Sold Date **20-Apr-26**

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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