Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	419/528 Swanston Street, Carlton, 3053

Indicative selling price

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

Single price		or range between	$218,000.00	&	$239,800.00

Median sale price

Median price	$423,500.00	Property type	Unit/Apartment	Suburb	CARLTON
Period - From	Apr 2025	to	Mar 2026	Source	REIV

Comparable property sales

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
1006/339 Swanston St MELBOURNE 3000	$228,000.00	13/03/2026
619/528 Swanston St CARLTON 3053	$230,000.00	6/02/3036
502/181 Abeckett St MELBOURNE 3000	$230,000.00	8/03/2026

This Statement of Information was prepared on: Friday 15th May 2026