

# 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

503/668 Swanston Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$860,000

### Median sale price

Median price \$410,000

Property Type Unit

Suburb Carlton

Period - From 01/01/2025

to 31/12/2025

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	502/353 Napier St FITZROY 3065	\$850,000	08/11/2025
2	211/96 Charles St FITZROY 3065	\$835,000	14/10/2025
3	704/668 Swanston St CARLTON 3053	\$825,000	11/10/2025

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:

27/01/2026 13:58

503/668 Swanston Street, Carlton Vic 3053



 2  2  1

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 95 approx sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median Unit Price**  
Year ending December 2025: \$410,000

## Comparable Properties



**502/353 Napier St FITZROY 3065 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 08/11/2025  
**Property Type:** Apartment



**211/96 Charles St FITZROY 3065 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** Unit



**704/668 Swanston St CARLTON 3053 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** Apartment

**Account - Melbourne Boutique Property**



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