

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

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



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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