



UROPA
EOFY Report 2024-2025

2024-2025
Summary

28
SALES

\$491,796
AVERAGE SALE PRICE

\$870,000
MAX SALE PRICE

\$398,538
1 BED AVERAGE

\$600,625
2 BED AVERAGE

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3 BED AVERAGE

2024-2025

Sales Report

ADDRESS	SUBURB	BED	BATH	CAR	SALE PRICE	SALE DATE
110a/640 Swanston Street	Carlton	1	1	-	\$530,000	5-Jul-24
212a/640 Swanston Street	Carlton	2	2	2	\$870,000	21-Aug-24
305b/640 Swanston Street	Carlton	2	1	1	\$739,000	8-Oct-24
105a/640 Swanston Street	Carlton	1	1	1	\$388,000	28-Oct-24
706d/604-640 Swanston Street	Carlton	2	1	1	\$535,500	30-Nov-24
1271/604-640 Swanston Street	Carlton	2	-	-	\$535,500	30-Nov-24
704a/640 Swanston Street	Carlton	2	2	2	\$785,000	1-Dec-24
302b/640 Swanston Street	Carlton	1	-	1	\$0	12-Dec-24
712d/604-640 Swanston Street	Carlton	2	1	1	\$485,000	13-Dec-24
1268/604-640 Swanston Street	Carlton	-	1	-	\$485,000	13-Dec-24
302c/640 Swanston Street	Carlton	1	1	-	\$390,000	18-Dec-24
311d/604-640 Swanston Street	Carlton	2	1	1	\$420,000	21-Jan-25
1387/604-640 Swanston Street	Carlton	2	1	1	\$420,000	21-Jan-25
905d/604-640 Swanston Street	Carlton	1	1	1	\$405,000	3-Feb-25
1357/604-640 Swanston Street	Carlton	1	-	-	\$405,000	3-Feb-25
906d/604-640 Swanston Street	Carlton	2	1	1	\$490,000	10-Feb-25
1358/604-640 Swanston Street	Carlton	2	1	-	\$490,000	10-Feb-25
506a/640 Swanston Street	Carlton	1	1	1	\$300,000	13-Feb-25
308d/604-640 Swanston Street	Carlton	1	1	1	\$320,000	21-Feb-25
1005d/604-640 Swanston Street	Carlton	1	1	1	\$390,000	27-Feb-25
1369/604-640 Swanston Street	Carlton	1	-	-	\$390,000	27-Feb-25
409a/640 Swanston Street	Carlton	1	1	-	\$340,000	28-Feb-25
417d/604-640 Swanston Street	Carlton	1	1	-	\$365,000	10-Mar-25
1394/604-640 Swanston Street	Carlton	1	-	-	\$365,000	10-Mar-25
102b/640 Swanston Street	Carlton	1	1	1	\$505,000	18-Mar-25
302a/640 Swanston Street	Carlton	2	1	1	\$692,500	25-Mar-25
505b/640 Swanston Street	Carlton	2	1	1	\$745,000	8-Apr-25
901a/640 Swanston Street	Carlton	1	1	1	\$493,000	2-May-25

Source: Core Logic, RP Data

MELCORP
Real Estate

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melcorp realestate.com.au