

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 4111/568-580 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$545,000 Property Type Unit Suburb Melbourne

Period - From 27/02/2024 to 26/02/2025 Source Property Data

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	2911/618 Lonsdale St MELBOURNE 3000	\$560,000	30/10/2024
2	5204/462 Elizabeth St MELBOURNE 3000	\$580,000	18/02/2025
3	2215/220 Spencer St MELBOURNE 3000	\$550,000	28/12/2024

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.~~

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Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

27/02/2024 - 26/02/2025: \$545,000



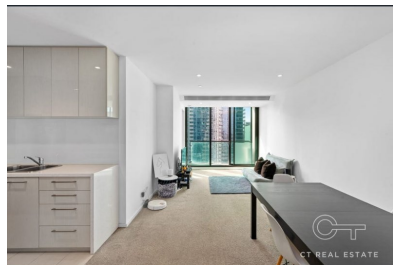
 2  2  1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2911/618 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method:

Date: 30/10/2024

Property Type: Apartment



5204/462 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 18/02/2025

Property Type: Apartment



2215/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 28/12/2024

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044