

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

9A/27-37 RUSSELL STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,560,000

&

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

3201/35-47 SPRING STREET MELBOURNE VIC 3000	\$1,680,000	17-Jan-25
2801/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$1,375,000	09-Feb-25

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 6 months.

This Statement of Information was prepared on: 23 April 2025


**3201/35-47 SPRING STREET
MELBOURNE VIC 3000**
 2  2  1

 Sold Price **\$1,680,000** Sold Date **17-Jan-25**

 Distance **0.46km**

**2801/27 LITTLE COLLINS STREET
MELBOURNE VIC 3000**
 2  2  1

 Sold Price **\$1,375,000** Sold Date **09-Feb-25**

 Distance **0.46km**
RS = Recent sale

UN = Undisclosed Sale

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