

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

3809/318 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

6202/370 QUEEN STREET MELBOURNE VIC 3000	\$749,999	07-Nov-24
27/28 LITTLE CARDIGAN STREET CARLTON VIC 3053	\$740,000	04-Nov-24
3405/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$730,000	19-Sep-24

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: 12 March 2025

Team Abode318
M 0433962828
E sophia@melcorp.com.au



**6202/370 QUEEN STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$749,999** Sold Date **07-Nov-24**

Distance **0.68km**

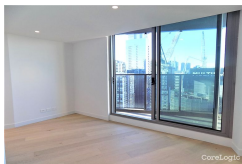


**27/28 LITTLE CARDIGAN STREET
CARLTON VIC 3053**

2 2 -

Sold Price **\$740,000** Sold Date **04-Nov-24**

Distance **0.59km**



**3405/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

2 2 -

Sold Price **\$730,000** Sold Date **19-Sep-24**

Distance **1.97km**

RS = Recent sale **UN** = Undisclosed Sale

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