

## 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

336-376 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$785,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

1004/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$750,000	06-Dec-24
8109/228 LA TROBE STREET MELBOURNE VIC 3000	\$810,000	12-Nov-24
3411/560 LONSDALE STREET MELBOURNE VIC 3000	\$808,000	21-Jan-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: 15 February 2025

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1004/336-376 RUSSELL STREET  
MELBOURNE VIC 3000

2 2 1

Sold Price **\$750,000** Sold Date **06-Dec-24**

Distance **0km**

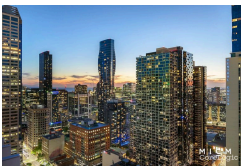


8109/228 LA TROBE STREET  
MELBOURNE VIC 3000

2 2 1

Sold Price **\$810,000** Sold Date **12-Nov-24**

Distance **0.38km**



3411/560 LONSDALE STREET  
MELBOURNE VIC 3000

2 2 1

Sold Price <sup>RS</sup> **\$808,000** Sold Date **21-Jan-25**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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