

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

1606/270 King Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$480,000 & \$515,000

Median sale price

Median price \$541,700 Property Type Unit Suburb Melbourne

Period - From 16/03/2024 to 15/03/2025 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	3002/288 Spencer St MELBOURNE 3000	\$510,000	12/02/2025
2	3102/200 Spencer St MELBOURNE 3000	\$500,000	22/11/2024
3	811/620 Collins St MELBOURNE 3000	\$480,000	14/11/2024

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.~~

This Statement of Information was prepared on:

16/03/2025 16:01



Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$515,000
Median Unit Price
16/03/2024 - 15/03/2025: \$541,700

Comparable Properties



3002/288 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment



3102/200 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment



811/620 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 14/11/2024
Rooms: 3
Property Type: Unit

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