

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

108/11-17 COHEN PLACE 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

\$290,000

&

\$309,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

11-17 COHEN PLACE MELBOURNE VIC 3000	\$305,000	10-Sep-25
902/11-17 COHEN PLACE MELBOURNE VIC 3000	\$305,000	10-Sep-25
29/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$300,000	14-Jun-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: 29 October 2025



**11-17 COHEN PLACE MELBOURNE
VIC 3000**

 1  1  1

Sold Price

\$305,000

Sold Date

10-Sep-25

Distance

0km



**902/11-17 COHEN PLACE
MELBOURNE VIC 3000**

 1  1  1

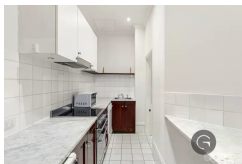
Sold Price

Sold Date

10-Sep-25

Distance

0km



**29/24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$300,000

Sold Date

14-Jun-25

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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