

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

1113/233-239 COLLINS 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

\$375,000

&

\$418,000

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

203/139 BOURKE STREET MELBOURNE VIC 3000	\$395,000	15-Aug-25
1206/339 SWANSTON STREET MELBOURNE VIC 3000	\$387,000	05-May-25
302/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$405,000	23-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: 28 October 2025

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203/139 BOURKE STREET
MELBOURNE VIC 3000

 2  1  1

Sold Price **\$395,000** Sold Date **15-Aug-25**

Distance **0.45km**



1206/339 SWANSTON STREET
MELBOURNE VIC 3000

 2  1  1

Sold Price **\$387,000** Sold Date **05-May-25**

Distance **0.66km**



302/315-321 LA TROBE STREET
MELBOURNE VIC 3000

 2  1  1

Sold Price **\$405,000** Sold Date **23-Jun-25**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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