

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

1203/318 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

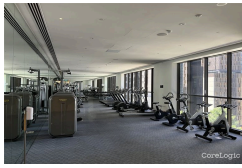
1307/318 RUSSELL STREET MELBOURNE VIC 3000	\$510,000	23-Jan-25
2111/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$540,000	07-Apr-25
1303/228 LA TROBE STREET MELBOURNE VIC 3000	\$510,000	14-Mar-25

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: 03 June 2025

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**1307/318 RUSSELL STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$510,000** Sold Date **23-Jan-25**

Distance **0km**

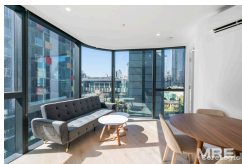


**2111/22-24 JANE BELL LANE
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$540,000** Sold Date **07-Apr-25**

Distance **0.18km**



**1303/228 LA TROBE STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$510,000** Sold Date **14-Mar-25**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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