

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

1206/118 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~~

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

72/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$657,000	17-Oct-25
45/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$665,000	08-Sep-25
1303/250 ELIZABETH STREET MELBOURNE VIC 3000	\$645,000	18-Aug-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: 18 November 2025

**72/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

RS

\$657,000

Sold Date

17-Oct-25

Distance

0.6km**45/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$665,000

Sold Date

08-Sep-25

Distance

0.6km**1303/250 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$645,000

Sold Date

18-Aug-25

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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