

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

1301/464-466 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

\$895,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

7/220-228 RODEN STREET WEST MELBOURNE VIC 3003	\$940,000	28-Aug-24
706/51-59 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205	\$915,000	13-Mar-25
1801/25-29 COVENTRY STREET SOUTHBANK VIC 3006	\$900,000	09-Jul-24

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: 09 April 2025



**7/220-228 RODEN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$940,000

Sold Date **28-Aug-24**

Distance **1.48km**



**706/51-59 THISTLETHWAITE
STREET SOUTH MELBOURNE VIC
3205**

2 2 1

Sold Price

^{RS} **\$915,000**

Sold Date **13-Mar-25**

Distance **1.66km**



**1801/25-29 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$900,000

Sold Date **09-Jul-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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