

## 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

1311/222 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

202/11-17 COHEN PLACE MELBOURNE VIC 3000	\$250,000	31-Jul-25
7/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$275,000	03-Nov-25
401/155 BOURKE STREET MELBOURNE VIC 3000	\$250,000	23-May-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: 05 December 2025

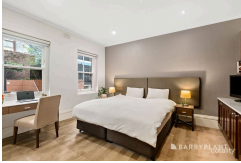


**202/11-17 COHEN PLACE  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$250,000** Sold Date **31-Jul-25**

Distance **0.09km**



**7/24-38 LITTLE BOURKE STREET  
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$275,000** Sold Date **03-Nov-25**

Distance **0.32km**



**401/155 BOURKE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$250,000** Sold Date **23-May-25**

Distance **0.19km**

RS = Recent sale      UN = Undisclosed Sale

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