

## 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

1508/318 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

\$428,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

3605/318 RUSSELL STREET MELBOURNE VIC 3000	\$430,000	16-Jun-25
207/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$445,000	20-Mar-25
3812/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$445,000	18-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: 23 July 2025

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3605/318 RUSSELL STREET  
MELBOURNE VIC 3000

1 1 1

Sold Price \$430,000 Sold Date 16-Jun-25

Distance 0km



207/336-376 RUSSELL STREET  
MELBOURNE VIC 3000

1 1 1

Sold Price \$445,000 Sold Date 20-Mar-25

Distance 0.12km



3812/22-24 JANE BELL LANE  
MELBOURNE VIC 3000

1 1 1

Sold Price <sup>RS</sup>\$445,000 Sold Date 18-Jun-25

Distance 0.18km

RS = Recent sale UN = Undisclosed Sale

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