

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

1616/480-490 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

\$225,000

&

\$245,000

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

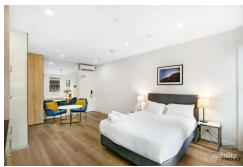
505/480-490 COLLINS STREET MELBOURNE VIC 3000	\$245,000	14-Oct-25
1415/480-490 COLLINS STREET MELBOURNE VIC 3000	\$230,000	04-Sep-25
1412/480-490 COLLINS STREET MELBOURNE VIC 3000	\$230,000	09-Jul-25

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: 25 November 2025

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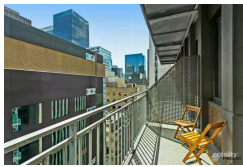


505/480-490 COLLINS STREET
MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} \$245,000 Sold Date 14-Oct-25

Distance 0km

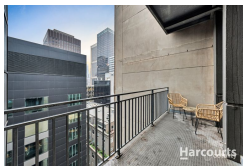


1415/480-490 COLLINS STREET
MELBOURNE VIC 3000

1 1 1

Sold Price \$230,000 Sold Date 04-Sep-25

Distance 0km



1412/480-490 COLLINS STREET
MELBOURNE VIC 3000

1 1 1

Sold Price Sold Date 09-Jul-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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