

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

1904/464-466 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

2608/433-455 COLLINS STREET MELBOURNE VIC 3000	\$520,000	17-Mar-25
2C/60 MARKET STREET MELBOURNE VIC 3000	\$510,000	07-Aug-25
2310/138 SPENCER STREET MELBOURNE VIC 3000	\$490,000	08-Apr-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: 17 September 2025

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**2608/433-455 COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$520,000** Sold Date **17-Mar-25**

2 1 -

Distance **0.13km**



**2C/60 MARKET STREET
MELBOURNE VIC 3000**

Sold Price **\$510,000** Sold Date **07-Aug-25**

2 - -

Distance **0.2km**



**2310/138 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price **\$490,000** Sold Date **08-Apr-25**

1 1 -

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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