

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

2006/199 William Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$640,000

Median sale price

Median price \$537,000 Property Type Unit Suburb Melbourne

Period - From 16/05/2024 to 15/05/2025 Source Property Data

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 six 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
1	3504/157 Abeckett St MELBOURNE 3000	\$636,600	31/03/2025
2	2315/160 Victoria St CARLTON 3053	\$595,000	15/02/2025
3	2008/318 Russell St MELBOURNE 3000	\$600,000	24/01/2025

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 six months.~~

This Statement of Information was prepared on:

16/05/2025 11:56



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
16/05/2024 - 15/05/2025: \$537,000

Comparable Properties



3504/157 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 -

Price: \$636,600
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment



2315/160 Victoria St CARLTON 3053 (REI/VG)

Agent Comments

2 2 -

Price: \$595,000
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment



2008/318 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 -

Price: \$600,000
Method: Private Sale
Date: 24/01/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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