

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

2010/222 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

20/08/2024

to

19/08/2025

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	4206/560 Lonsdale St MELBOURNE 3000	\$810,000	15/08/2025
2	33/22 Agnes St EAST MELBOURNE 3002	\$982,000	02/08/2025
3	4/123 Leicester St CARLTON 3053	\$915,000	26/07/2025

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:

20/08/2025 11:45



2 1 1

Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Unit Price
20/08/2024 - 19/08/2025: \$510,000

Comparable Properties



4206/560 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$810,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment



33/22 Agnes St EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$982,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Apartment



4/123 Leicester St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$915,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Apartment