

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

209/11-17 COHEN PLACE 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

\$279,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

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

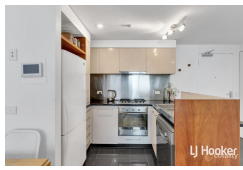
Date of sale

902/11-17 COHEN PLACE MELBOURNE VIC 3000	-	14-Aug-26
70/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$277,000	28-Jul-26
503/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$295,000	06-Jul-26

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: 26 August 2026



**902/11-17 COHEN PLACE
MELBOURNE VIC 3000**

 1  1  1

Sold Price

^{RS} - Sold Date **14-Aug-26**

Distance **0km**



**70/131-137 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS} **\$277,000** Sold Date **28-Jul-26**

Distance **0.04km**



**503/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$295,000 Sold Date **06-Jul-26**

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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