

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 2103/5 Sutherland Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$470,000

&

\$495,000

Median sale price

Median price

\$600,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/09/2024

to

31/08/2025

Source

REA

Comparable property sales

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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
3203/296 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$490,000	14/05/2025
1206/38 ROSE LANE, MELBOURNE VIC 3000	\$490,000	17/06/2025
1307/38 ROSE LANE, MELBOURNE VIC 3000	\$480,000	26/06/2025

This Statement of Information was prepared on: 15/09/2025