

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

2206/265 EXHIBITION 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

8403/228 LA TROBE STREET MELBOURNE VIC 3000	\$820,000	10-Feb-26
4011/560 LONSDALE STREET MELBOURNE VIC 3000	\$830,000	10-Feb-26
704/668 SWANSTON STREET CARLTON VIC 3053	\$825,000	11-Oct-25

OR

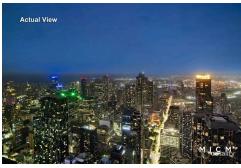
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 February 2026

Team Abode318

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**8403/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

\$820,000

Sold Date

10-Feb-26

Distance

0.57km



**4011/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

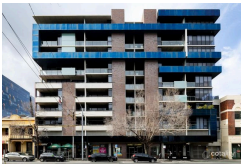
\$830,000

Sold Date

10-Feb-26

Distance

1.25km



**704/668 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price

\$825,000

Sold Date

11-Oct-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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