

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

2302/27 LITTLE COLLINS 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

or range
between

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

2402/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$560,000	02-Feb-26
1705/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$500,000	22-Dec-25
5106/318 RUSSELL STREET MELBOURNE VIC 3000	\$592,000	28-Mar-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: 02 May 2026

Team Abode318

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**2402/27 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$560,000

Sold Date **02-Feb-26**

Distance

0km



**1705/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$500,000

Sold Date **22-Dec-25**

Distance

0.7km



**5106/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$592,000

Sold Date **28-Mar-26**

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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