

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

2306/668 Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

05/08/2024

to

04/08/2025

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	2607/601 Little Lonsdale St MELBOURNE 3000	\$630,000	04/08/2025
2	603/83 Queensbridge St SOUTHBANK 3006	\$620,000	29/07/2025
3	906/668 Bourke St MELBOURNE 3000	\$610,000	08/07/2025

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:

05/08/2025 15:49

2306/668 Bourke Street, Melbourne Vic 3000



2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
05/08/2024 - 04/08/2025: \$520,000

Comparable Properties



2607/601 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$630,000
Method: Private Sale
Date: 04/08/2025
Property Type: Apartment



603/83 Queensbridge St SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$620,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment



906/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 08/07/2025
Property Type: Apartment



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