

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

2407/27 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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

2606/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$654,000	09-May-25
1008/31 SPRING STREET MELBOURNE VIC 3000	\$432,500	03-Apr-25
1905/31 SPRING STREET MELBOURNE VIC 3000	\$450,000	03-Apr-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 August 2025



**2606/27 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

Sold Price

\$654,000

Sold Date **09-May-25**

1 1 1

Distance

0km



**1008/31 SPRING STREET
MELBOURNE VIC 3000**

Sold Price

\$432,500

Sold Date **03-Apr-25**

1 1 1

Distance

0.22km



**1905/31 SPRING STREET
MELBOURNE VIC 3000**

Sold Price

\$450,000

Sold Date **03-Apr-25**

1 1 1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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