

## 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

2605/318 RUSSELL STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

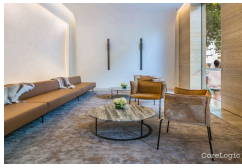
Date of sale

4706/318 RUSSELL STREET MELBOURNE VIC 3000	\$440,000	07-Sep-23
4904/318 RUSSELL STREET MELBOURNE VIC 3000	\$430,000	26-Mar-24
4810/228 LA TROBE STREET MELBOURNE VIC 3000	\$420,000	03-Dec-24

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: 18 February 2025



**4706/318 RUSSELL STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$440,000** Sold Date **07-Sep-23**

Distance **0km**

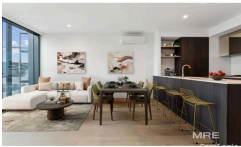


**4904/318 RUSSELL STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$430,000** Sold Date **26-Mar-24**

Distance **0.01km**



**4810/228 LA TROBE STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$420,000** Sold Date **03-Dec-24**

Distance **0.4km**

**RS** = Recent sale **UN** = Undisclosed Sale

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