

## 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

2610/265 Exhibition Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$515,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Melbourne</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">15/12/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">14/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

#### 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	2802/28 Timothy La MELBOURNE 3000	\$1,300,000	16/09/2025
2	5202/63 La Trobe St MELBOURNE 3000	\$1,350,000	01/08/2025
3	6903/370 Queen St MELBOURNE 3000	\$1,300,000	25/07/2025

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:

15/12/2025 13:29