

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

304/60 MARKET 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

\$178,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

507/60 MARKET STREET MELBOURNE VIC 3000	\$175,000	08-Mar-25
808/60 MARKET STREET MELBOURNE VIC 3000	\$170,500	12-Mar-25
1503/60 MARKET STREET MELBOURNE VIC 3000	\$188,700	24-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: 03 June 2025



**507/60 MARKET STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$175,000** Sold Date **08-Mar-25**

Distance **0km**

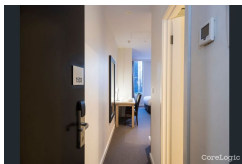


**808/60 MARKET STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$170,500** Sold Date **12-Mar-25**

Distance **0km**



**1503/60 MARKET STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$188,700** Sold Date **24-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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