

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

3404/439 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

\$3,000,000

&

\$3,300,000

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

7/419 LONSDALE STREET MELBOURNE VIC 3000	\$3,500,000	18-Aug-25
8904/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$2,860,000	25-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.

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**7/419 LONSDALE STREET
MELBOURNE VIC 3000** 3  3  2Sold Price ^{RS} **\$3,500,000** Sold Date **18-Aug-25**Distance **0.54km****8904/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006** 3  3  2Sold Price **\$2,860,000** Sold Date **25-Dec-24**Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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