

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

3804/318 RUSSELL 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

\$568,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

1705/157 A'BECKETT STREET MELBOURNE VIC 3000	\$558,000	16-Jun-25
95/288 SPENCER STREET MELBOURNE VIC 3000	\$560,000	19-May-25
249/400 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$550,000	04-Jun-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: 02 October 2025

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1705/157 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$558,000 Sold Date 16-Jun-25

Distance 0.68km



95/288 SPENCER STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$560,000 Sold Date 19-May-25

Distance 1.39km



249/400 VICTORIA PARADE EAST
MELBOURNE VIC 3002

2 1 -

Sold Price \$550,000 Sold Date 04-Jun-25

Distance 1.59km

RS = Recent sale UN = Undisclosed Sale

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