

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

409/11-17 COHEN PLACE 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

111/11-17 COHEN PLACE MELBOURNE VIC 3000	\$285,000	17-Feb-25
511/11-17 COHEN PLACE MELBOURNE VIC 3000	\$305,000	31-Mar-25
18/287-293 EXHIBITION STREET MELBOURNE VIC 3000	\$350,000	30-May-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: 10 July 2025

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**111/11-17 COHEN PLACE
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$285,000** Sold Date **17-Feb-25**

Distance **0km**



**511/11-17 COHEN PLACE
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$305,000** Sold Date **31-Mar-25**

Distance **0km**



**18/287-293 EXHIBITION STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$350,000** Sold Date **30-May-25**

Distance **0.22km**

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

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