

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address Including suburb & postcode 46/38 Manchester Lane, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,200,000 or range between X & X

Median sale price

Median price \$470,000 Property type Apartment Suburb Melbourne

Period - from 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 44/60 Flinders Lane	\$2,200,000	08/09/23		3	2	2
2. 9/365 Little Bourke Street	\$1,736,000	11/05/23	154m2	3	1	1
3. 704/501 Little Collins Street	\$1,950,000	13/02/23	142m2	3	2	2
4. 11/30 Oliver Lane	\$1,653,000	01/02/23	119m2	2	1	0
5. 5/192 Little Collins Street	\$1,650,000	30/11/22	159m2	2	2	0
6. 7B/27 Russell Street	\$1,572,000	10/11/22	104m2	2	2	0

This Statement of Information was prepared on: 20/03/2026

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$1,000 - \$1,200pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,441.63	\$678.98	\$23,132.00	\$26,252.61

Size	Year Built	# In Complex/Block	Facilities
205m2	1912, Subdivided in 2000	30 / 30	None

Owners Corporation	Chattels
MBCM: 03 9415 8800	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Manchester House	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.