

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

601/18 RUSSELL 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

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

201/18 RUSSELL PLACE MELBOURNE VIC 3000	\$350,000	02-Sep-25
312/155 BOURKE STREET MELBOURNE VIC 3000	\$360,000	07-Sep-25
1102/22 COROMANDEL PLACE MELBOURNE VIC 3000	\$370,000	11-Nov-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 December 2025

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201/18 RUSSELL PLACE MELBOURNE VIC 3000

1 1 1

Sold Price **\$350,000** Sold Date **02-Sep-25**

Distance **0km**

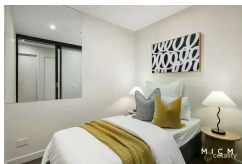


312/155 BOURKE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$360,000** Sold Date **07-Sep-25**

Distance **0.14km**



1102/22 COROMANDEL PLACE MELBOURNE VIC 3000

2 1 -

Sold Price ^{RS} **\$370,000** Sold Date **11-Nov-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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