

## 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

605/95 BERKELEY STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

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

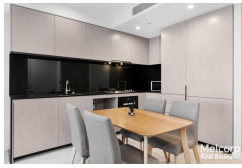
Date of sale

1406/151 BERKELEY STREET MELBOURNE VIC 3000	\$600,000	02-May-25
3207/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	09-Feb-25
506/668 SWANSTON STREET CARLTON VIC 3053	\$555,000	25-Jan-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: 08 July 2025



**1406/151 BERKELEY STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$600,000** Sold Date **02-May-25**

Distance **0.14km**



**3207/483 SWANSTON STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price Sold Date **09-Feb-25**

Distance **0.52km**



**506/668 SWANSTON STREET  
CARLTON VIC 3053**

 2  1  1

Sold Price **\$555,000** Sold Date **25-Jan-25**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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