

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

710/100 EXHIBITION 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

902/11-17 COHEN PLACE MELBOURNE VIC 3000	\$305,000	10-Sep-25
29/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$300,000	14-Jun-25
201/18 RUSSELL PLACE MELBOURNE VIC 3000	\$350,000	02-Sep-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: 03 November 2025

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**902/11-17 COHEN PLACE
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$305,000** Sold Date **10-Sep-25**

Distance **0.34km**



**29/24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$300,000** Sold Date **14-Jun-25**

Distance **0.33km**



**201/18 RUSSELL PLACE
MELBOURNE VIC 3000**

 1  1  1

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

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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