

## 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

724/181 EXHIBITION STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

502/181 EXHIBITION STREET MELBOURNE VIC 3000	\$535,000	27-Nov-25
721/181 EXHIBITION STREET MELBOURNE VIC 3000	\$539,999	14-Nov-25
3804/318 RUSSELL STREET MELBOURNE VIC 3000	\$550,000	18-Oct-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: 25 March 2026



**502/181 EXHIBITION STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$535,000** Sold Date **27-Nov-25**

Distance **0km**



**721/181 EXHIBITION STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$539,999** Sold Date **14-Nov-25**

Distance **0km**



**3804/318 RUSSELL STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$550,000** Sold Date **18-Oct-25**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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