

## 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

804/639 LITTLE BOURKE 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

or range  
between

\$310,000

&

\$330,000

### 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

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

|                                                      |           |           |
|------------------------------------------------------|-----------|-----------|
| 1303/11 ROSE LANE MELBOURNE VIC 3000                 | \$320,000 | 13-Mar-25 |
| 804/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000 | \$330,000 | 27-May-25 |
| 2901/568-580 COLLINS STREET MELBOURNE VIC 3000       | \$320,000 | 26-Mar-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: 28 July 2025


**1303/11 ROSE LANE MELBOURNE  
VIC 3000**

 1
  1
  -

Sold Price

**\$320,000**

Sold Date

**13-Mar-25**

Distance

**0.09km**

**804/601-611 LITTLE COLLINS  
STREET MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

**\$330,000**

Sold Date

**27-May-25**

Distance

**0.24km**

**2901/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

**\$320,000**

Sold Date

**26-Mar-25**

Distance

**0.29km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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