

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

811/620 COLLINS 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

or range
between

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

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

| | | |
|--|-----------|-----------|
| 2108/620 COLLINS STREET MELBOURNE VIC 3000 | \$485,000 | 13-Aug-25 |
| 3702/568-580 COLLINS STREET MELBOURNE VIC 3000 | \$495,000 | 08-Aug-25 |
| 1802/200 SPENCER STREET MELBOURNE VIC 3000 | \$515,000 | 30-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: 11 December 2025


**2108/620 COLLINS STREET
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$485,000** Sold Date **13-Aug-25**

 Distance **0km**

**3702/568-580 COLLINS STREET
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$495,000** Sold Date **08-Aug-25**

 Distance **0.1km**

**1802/200 SPENCER STREET
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$515,000** Sold Date **30-Sep-25**

 Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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