

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

2108/620 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

House

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

2005/568-580 COLLINS STREET MELBOURNE VIC 3000	\$488,000	14-Feb-25
2302/200 SPENCER STREET MELBOURNE VIC 3000	\$517,500	22-Jan-25
2402/200 SPENCER STREET MELBOURNE VIC 3000	\$507,000	04-Jun-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: 10 July 2025



**2005/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$488,000

Sold Date

14-Feb-25

Distance

0.1km



**2302/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$517,500

Sold Date

22-Jan-25

Distance

0.28km



**2402/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}**\$507,000**

Sold Date

04-Jun-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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