

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

203/139 BOURKE 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

\$395,000

&

\$434,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

304/325 COLLINS STREET MELBOURNE VIC 3000	\$431,188	26-Feb-25
1211/25 TERRY STREET MELBOURNE VIC 3000	\$430,000	16-May-25
2708/639 LONSDALE STREET MELBOURNE VIC 3000	\$430,000	01-Mar-25

OR

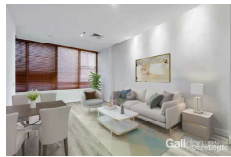
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 May 2025

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**304/325 COLLINS STREET
MELBOURNE VIC 3000**
 2  1  -

Sold Price

^{RS} **\$431,188** Sold Date **26-Feb-25**

Distance **0.66km**

**1211/25 TERRY STREET
MELBOURNE VIC 3000**
 2  1  -

Sold Price

^{RS} **\$430,000** Sold Date **16-May-25**

Distance **0.96km**

**2708/639 LONSDALE STREET
MELBOURNE VIC 3000**
 2  1  -

Sold Price

Sold Date **01-Mar-25**

Distance **1.4km**
RS = Recent sale

UN = Undisclosed Sale

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