

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

308/18 RUSSELL PLACE 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

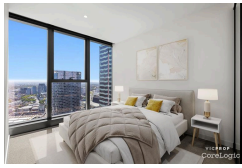
Date of sale

3504/157 A'BECKETT STREET MELBOURNE VIC 3000	\$636,600	20-Mar-25
3817/228 LA TROBE STREET MELBOURNE VIC 3000	\$680,000	05-May-25
1201/228 A'BECKETT STREET MELBOURNE VIC 3000	\$558,000	02-Apr-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 June 2025



**3504/157 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$636,600** Sold Date **20-Mar-25**

Distance **0.83km**

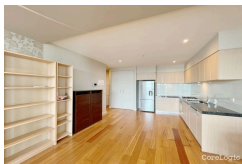


**3817/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$680,000** Sold Date **05-May-25**

Distance **0.62km**



**1201/228 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$558,000** Sold Date **02-Apr-25**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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