

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

2305/568-580 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

\$400,000

&

\$440,000

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

3608/639 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	17-Jan-25
3701/220 SPENCER STREET MELBOURNE VIC 3000	\$430,000	27-Feb-25
102/172 WILLIAM STREET MELBOURNE VIC 3000	\$400,000	08-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: 26 June 2025

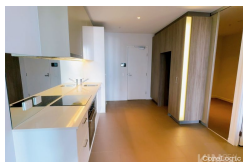


**3608/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$440,000** Sold Date **17-Jan-25**

Distance **0.37km**



**3701/220 SPENCER STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$430,000** Sold Date **27-Feb-25**

Distance **0.37km**



**102/172 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$400,000** Sold Date **08-Apr-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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