

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

309/301 KING 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 130-132 DUDLEY STREET WEST MELBOURNE VIC 3003 | \$488,000 | 28-Feb-25 |
| 210/130-154 DUDLEY STREET WEST MELBOURNE VIC 3003 | \$488,000 | 28-Feb-25 |
| 2608/433-455 COLLINS STREET MELBOURNE VIC 3000 | \$520,000 | 17-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: 22 April 2025



130-132 DUDLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **\$488,000** Sold Date **28-Feb-25**

Distance **0.52km**



210/130-154 DUDLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price Sold Date **28-Feb-25**

Distance **0.52km**



2608/433-455 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **17-Mar-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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