

## 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

304/60 MARKET STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$178,000

or range  
between

&

### 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

507/60 MARKET STREET MELBOURNE VIC 3000	\$175,000	08-Mar-25
808/60 MARKET STREET MELBOURNE VIC 3000	\$170,500	12-Mar-25
1503/60 MARKET STREET MELBOURNE VIC 3000	\$188,700	24-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: 03 June 2025



**507/60 MARKET STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$175,000** Sold Date **08-Mar-25**

Distance **0km**

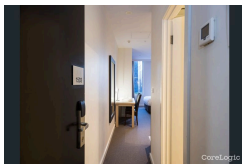


**808/60 MARKET STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$170,500** Sold Date **12-Mar-25**

Distance **0km**



**1503/60 MARKET STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$188,700** Sold Date **24-Apr-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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