

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

4702/318 RUSSELL 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

\$768,000

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

2410/318 RUSSELL STREET MELBOURNE VIC 3000	\$700,000	10-Mar-25
3809/318 RUSSELL STREET MELBOURNE VIC 3000	\$730,000	17-Mar-25
609/68 LA TROBE STREET MELBOURNE VIC 3000	\$890,000	20-May-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

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2410/318 RUSSELL STREET
MELBOURNE VIC 3000

2 2 -

Sold Price \$700,000 Sold Date 10-Mar-25

Distance 0km



3809/318 RUSSELL STREET
MELBOURNE VIC 3000

2 2 -

Sold Price \$730,000 Sold Date 17-Mar-25

Distance 0km



609/68 LA TROBE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$890,000 Sold Date 20-May-25

Distance 0.12km

RS = Recent sale UN = Undisclosed Sale

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