

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

503/20 COROMANDEL 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

1905/8 EXPLORATION LANE MELBOURNE VIC 3000	\$385,000	08-Feb-25
1008/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$356,688	09-Apr-25
2407/80 A'BECKETT STREET MELBOURNE VIC 3000	\$380,000	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 July 2025



**1905/8 EXPLORATION LANE
MELBOURNE VIC 3000**

2 1

Sold Price **\$385,000** Sold Date **08-Feb-25**

Distance **0.44km**

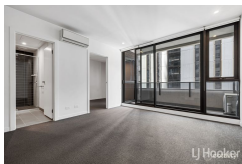


**1008/5 SUTHERLAND STREET
MELBOURNE VIC 3000**

2 1

Sold Price **\$356,688** Sold Date **09-Apr-25**

Distance **0.75km**



**2407/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1

Sold Price **\$380,000** Sold Date **02-Apr-25**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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