

# 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

1005/265 Exhibition Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Melbourne

Period - From

26/05/2025

to

25/05/2026

Source

Property Data

### 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 six 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 |
|---|-------------------------------------|-------------|--------------|
| 1 | 4101/327 La Trobe St MELBOURNE 3000 | \$1,100,000 | 14/05/2026   |
| 2 | 3609/318 Russell St MELBOURNE 3000  | \$1,200,000 | 14/04/2026   |
| 3 | 7306/228 La Trobe St MELBOURNE 3000 | \$1,200,000 | 27/02/2026   |

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 six months.~~

This Statement of Information was prepared on:

26/05/2026 15:05



3   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

26/05/2025 - 25/05/2026: \$500,000

## Comparable Properties



**4101/327 La Trobe St MELBOURNE 3000 (REI)**

Agent Comments

3   
 2   
 -

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 14/05/2026

**Property Type:** Apartment



**3609/318 Russell St MELBOURNE 3000 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 14/04/2026

**Property Type:** Apartment



**7306/228 La Trobe St MELBOURNE 3000 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Apartment

**Account - RT Edgar** | P: 03 9826 1000