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

1105/601 Little Collins Street, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$370,000		&		\$400,000			
Median sale pr	rice							
Median price	\$447,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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.

Ade	dress of comparable property	Price	Date of sale
1	409/100 Exhibition St MELBOURNE 3000	\$390,000	17/04/2025
2	206/557 Little Lonsdale St MELBOURNE 3000	\$370,000	14/04/2025
3	1419/555 Swanston St CARLTON 3053	\$375,000	08/04/2025

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:

02/05/2025 12:47









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$370,000 - \$400,000 Median Unit Price March quarter 2025: \$447,000

Comparable Properties



409/100 Exhibition St MELBOURNE 3000 (REI) Agent Comments



Price: \$390,000 Method: Private Sale Date: 17/04/2025 Property Type: Apartment

206/557 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$370,000 Method: Private Sale Date: 14/04/2025 Property Type: Apartment

1419/555 Swanston St CARLTON 3053 (REI)



Agent Comments

Price: \$375,000 Method: Private Sale Date: 08/04/2025 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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