

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

1207/301 KING 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

or range
between

\$498,000

&

\$547,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

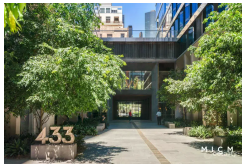
Date of sale

1608/433-455 COLLINS STREET MELBOURNE VIC 3000	\$493,000	24-Feb-26
3903/138 SPENCER STREET MELBOURNE VIC 3000	\$530,000	10-Dec-25
5003/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$520,000	26-Feb-26

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: 17 March 2026



**1608/433-455 COLLINS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$493,000

Sold Date

24-Feb-26

Distance

0.73km



**3903/138 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

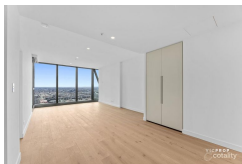
\$530,000

Sold Date

10-Dec-25

Distance

0.45km



**5003/633 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$520,000

Sold Date

26-Feb-26

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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