

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

2002/620 COLLINS 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

2605/200 SPENCER STREET MELBOURNE VIC 3000	\$520,000	22-Jun-26
3609/33 ROSE LANE MELBOURNE VIC 3000	\$492,000	13-May-26
2813/618 LONSDALE STREET MELBOURNE VIC 3000	\$505,000	07-May-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: 01 September 2026

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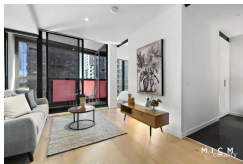


2605/200 SPENCER STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$520,000 Sold Date 22-Jun-26

Distance 0.28km

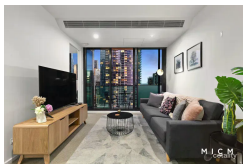


3609/33 ROSE LANE MELBOURNE
VIC 3000

2 1 1

Sold Price \$492,000 Sold Date 13-May-26

Distance 0.36km



2813/618 LONSDALE STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$505,000 Sold Date 07-May-26

Distance 0.51km

RS = Recent sale UN = Undisclosed Sale

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