

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

424/181 EXHIBITION 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

\$553,000

~~or range
between~~

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

3804/318 RUSSELL STREET MELBOURNE VIC 3000	\$550,000	18-Oct-25
615/300 SWANSTON STREET MELBOURNE VIC 3000	\$550,000	26-Nov-25
3206/483 SWANSTON STREET MELBOURNE VIC 3000	\$546,000	02-Jan-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: 31 March 2026



**3804/318 RUSSELL STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$550,000** Sold Date **18-Oct-25**

Distance **0.37km**



**615/300 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price Sold Date **26-Nov-25**

Distance **0.37km**



**3206/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$546,000** Sold Date **02-Jan-26**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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