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	4607/318 RUSSELL 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$413,250	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2025	to	30 Apr 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
5106/318 RUSSELL STREET MELBOURNE VIC 3000	$592,000	28-Mar-26
3113/160 VICTORIA STREET CARLTON VIC 3053	$600,000	19-Mar-26
3903/120 A'BECKETT STREET MELBOURNE VIC 3000	$580,000	05-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: 12 May 2026

MELCORP

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5106/318 RUSSELL STREET MELBOURNE VIC 3000

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Sold Price **$592,000** Sold Date **28-Mar-26**

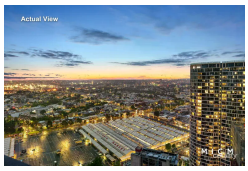
Distance **0km**

3113/160 VICTORIA STREET CARLTON VIC 3053

2 2 -

Sold Price **$600,000** Sold Date **19-Mar-26**

Distance **0.55km**



3903/120 A'BECKETT STREET MELBOURNE VIC 3000

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Sold Price **$580,000** Sold Date **05-Feb-26**

Distance **0.64km**

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

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