

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

4608/318 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3903/318 RUSSELL STREET MELBOURNE VIC 3000	\$620,000	15-Jan-25
2007/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$675,000	09-Apr-25
368/299 SPRING STREET MELBOURNE VIC 3000	\$675,000	29-Dec-24

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: 06 June 2025

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**3903/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$620,000** Sold Date **15-Jan-25**

Distance **0km**

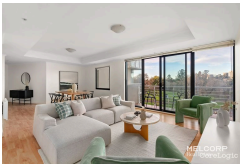


**2007/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$675,000** Sold Date **09-Apr-25**

Distance **0.18km**



**368/299 SPRING STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$675,000** Sold Date **29-Dec-24**

Distance **0.39km**

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

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