

## 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

4808/568-580 COLLINS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$580,000

### 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

2703/668 BOURKE STREET MELBOURNE VIC 3000

\$600,000

07-May-25

703/220 SPENCER STREET MELBOURNE VIC 3000

\$598,000

27-May-25

2411/33 ROSE LANE MELBOURNE VIC 3000

\$550,000

03-Apr-25

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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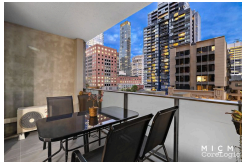
**2703/668 BOURKE STREET  
 MELBOURNE VIC 3000**

 2  1  1

Sold Price

<sup>RS</sup> **\$600,000** Sold Date **07-May-25**

Distance **0.26km**



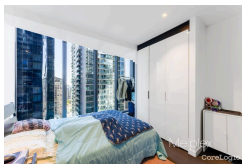
**703/220 SPENCER STREET  
 MELBOURNE VIC 3000**

 2  2  1

Sold Price

<sup>RS</sup> **\$598,000** Sold Date **27-May-25**

Distance **0.37km**



**2411/33 ROSE LANE MELBOURNE  
 VIC 3000**

 2  2  1

Sold Price

**\$550,000** Sold Date **03-Apr-25**

Distance **0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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