

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 2603/ 620 Collins Street, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range \$495,000 to \$520,000

Median sale price

Median price \$465,000 Property type Unit Suburb Melbourne

Period - From 10/10/2024 to 10/10/2025 Source Propertydata.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 3412/ 618 Lonsdale Street, Melbourne Vic 3000	\$535,000	21/07/2025
1 2402/200 Spencer Street, Melbourne Vic 3000	\$507,000	21/05/2025
1 2909/ 33 Rose Lane, Melbourne Vic 3000	\$505,000	01/03/2025

This Statement of Information was prepared on: 21st October 2025