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	1412/480-490 COLLINS 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	$195,000	&	$225,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2024	to	30 Jun 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.

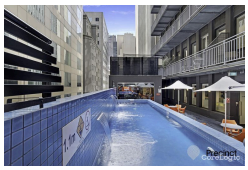
Address of comparable property	Price	Date of sale
712/480-490 COLLINS STREET MELBOURNE VIC 3000	$229,000	19-May-25
913/480-490 COLLINS STREET MELBOURNE VIC 3000	$212,500	21-Feb-25
914/480-490 COLLINS STREET MELBOURNE VIC 3000	$215,000	22-Feb-25

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: 03 July 2025

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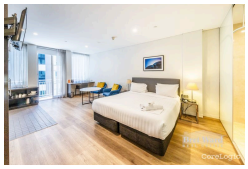


712/480-490 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$229,000** Sold Date **19-May-25**

Distance **0km**



913/480-490 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$212,500** Sold Date **21-Feb-25**

Distance **0km**



914/480-490 COLLINS STREET MELBOURNE VIC 3000

1 - 1

Sold Price **$215,000** Sold Date **22-Feb-25**

Distance **0km**



1210/480-490 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price RS **$210,000** Sold Date **26-May-25**

Distance **0km**

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

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