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	108/100 EXHIBITION 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	$250,000	&	$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$395,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2024	to	30 Jun 2025	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
607/100 EXHIBITION STREET MELBOURNE VIC 3000	$270,000	26-Feb-25
53/131-137 LONSDALE STREET MELBOURNE VIC 3000	$276,000	11-Feb-25
401/155 BOURKE STREET MELBOURNE VIC 3000	$250,000	23-May-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: 28 July 2025

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607/100 EXHIBITION STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$270,000** Sold Date **26-Feb-25**

Distance **0km**

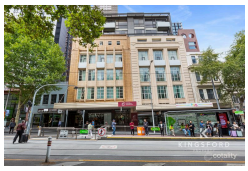


53/131-137 LONSDALE STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$276,000** Sold Date **11-Feb-25**

Distance **0.36km**



401/155 BOURKE STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$250,000** Sold Date **23-May-25**

Distance **0.24km**

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

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