Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1608/433-455 Collins Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$495,000.00	&	$540,000.00

Median sale price

Median price	$510,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Oct 2024	to	Sep 2025	Source	Property Data

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
4909/648 Lonsdale St MELBOURNE 3000	$520,000.00	1/09/2025
1802/260 Spencer St MELBOURNE 3000	$500,000.00	20/08/2025
4502/81 City Rd SOUTHBANK 3006	$497,500.00	23/06/2025

This Statement of Information was prepared on: Friday 03rd October 2025